



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: LeReverend v Niagara Regional Housing, 2026 ONLTB 51489

Date: 2026-06-30

File Number: LTB-T-048372-25-RV

In the matter of: 217-3874 PORTAGE RD
NIAGARA FALLS ON L2J4C9

Between: Elizabeth Anne LeReverend Tenant

And

Niagara Regional Housing Niagara Regional Housing Landlord

Review Order

Elizabeth Anne LeReverend (the 'Tenant') applied for an order determining that Niagara Regional Housing Niagara Regional Housing (the 'Landlord') collected or retained money illegally.

This application was resolved by order LTB-T-048372-25 issued on May 20, 2026.

On June 26, 2026, the Tenant requested a review of the order.

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the materials in the LTB's file as well as the audio recording for this hearing.

Determinations:

Request to extend time

1. The Tenant's request to extend time to file this review request is granted.

Review request

2. The Tenant submits that the adjudicator did not permit her to enter any evidence or counter the Landlord's claims and that the adjudicator cut the Tenant off each time the Tenant pointed out arithmetic errors, invalid arrears claims, contradictory dates, false documents, misstatements about a letter, a missed disclosure deadline, and other inconsistencies. The audio recording does not support this submission. The Tenant was permitted to give any evidence that she wished to give. The co-chairs of this hearing interrupted the Tenant's testimony several times in order to keep the testimony relevant to the issue raised in the application and to point out the limits on the LTB's jurisdiction in

relation to housing subsidies. I am not satisfied that the Tenant was denied procedural fairness in the conduct of this hearing.

3. The Tenant submits that the order incorrectly states the issue. The application claims that the Tenant paid an illegal charge resulting from the Landlord overcharging arrears by \$347.00. At the hearing the basis of this claim was not clear and so the Tenant was asked to clarify. The Tenant submitted that she is claiming refund for an overpayment of rent because she paid arrears that did not exist. When the ledger was discussed in the hearing, the Tenant testified that the charge of \$577.00 on March 5, 2025 was unexplained. The Landlord's agent testified that this charge arose from an adjustment to the Tenant's rent subsidy that was made after the Tenant produced some income information the previous December, which affected the lawful rent starting in January 2025. The rent had not been adjusted in January, leaving a shortfall of \$577.00. This is what was charged on March 5, 2025. The order correctly sets out that this was the issue between the parties: whether the Landlord legitimately charged the Tenant \$577.00 on March 5, 2025.
4. I note that the Tenant filed a copy of a letter from the Landlord, dated January 31, 2025, which explained why the Landlord charged the Tenant \$577.00.
5. The remainder of the review request essentially disagrees with the order. This is not the purpose of a review request.
6. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings or that the Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-T-048372-25 issued on May 20, 2026 is denied. The order is confirmed and remains unchanged.

June 30, 2026
Date Issued

Renée Lang
Vice Chair, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.