



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

Citation: Al Asfar v Mac Williams, 2026 ONLTB 51647

Date: 2026-06-30

File Number: LTB-L-005962-26-RV

In the matter of: 1709 South Cameron Blvd
Windsor ON N9B3C9

Between: Amr Al Asfar Landlords
Sara El-Sabbagh

and

Kaitlyn Stephanie Ann Maria Mac Williams Former Tenant

Review Order

Amr Al Asfar and Sara El-Sabbagh (the 'Landlords') applied for an order requiring Kaitlyn Stephanie Ann Maria Mac Williams (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was administratively dismissed by Board Endorsement LTB-L-005962-26 issued on June 25, 2026.

On June 30, 2026, the Landlords requested a review of the Board Endorsement.

A preliminary review of the review request was completed without a hearing.

Determinations:

1. On April 22, 2026, the Board issued an endorsement requiring the Landlords to serve the Former Tenant with the Notice of Hearing by June 7, 2026. The Endorsement further required the Landlords to file a completed Certificate of Service by June 17, 2026. The Endorsement states that if the Landlords fail to comply with the directions set out in the endorsement, then the application may be administratively closed.
2. On June 25, 2026, the Board issue an Endorsement administratively dismissing the Landlords' application for failing to comply with the directions set out in the Endorsement issued on April 22, 2026 as the Landlords had failed to file a Certificate of Service by June 17, 2026.

3. The Landlords now seek to review the order on the basis that although no Certificate of Service was filed, the Landlords did actually serve the Former Tenants with the Notice of Hearing.
4. The Landlords' Representative does not dispute that the Landlords did not comply with the April 22, 2026 endorsement by failing to file a Certificate of Service. No error therefore exists in the June 25, 2026 endorsement. The Member based their determination on the Board's records and the Landlords' Representative confirms in the review request that they did not comply with the endorsement by filing a Certificate of Service. If the Landlords' Representative incorrectly diarized the date and missed the deadline to file the Certificate of Service, this is not a serious error by the Board. The Board's review process is not an opportunity to correct mistakes made by a party or their representative.
5. 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.

It is ordered that:

1. The request to review order LTB-L-005962-26 issued on June 25, 2026 is denied. The order is confirmed and remains unchanged.

June 30, 2026
Date Issued

Candace Aboussafy
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

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