



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

File Number: LTB-L-094917-24-RV

In the matter of: 330 Queen Elizabeth Drive, Ottawa, ON, K1S 3M9

Between: Homestead Land Holdings Limited Landlord

And

Changxiang Zhang Tenant

Review Order

Homestead Land Holdings Limited (the 'Landlord') applied for an order permitting the rent charged to be increased by more than the guideline for one or more of the rental units in the residential complex.

This application was resolved by order LTB-L-094917-24 issued on May 26, 2026.

On June 25, 2026, the Tenant requested a review of the order.

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

Determinations:

1. This request to review is about an above guideline rent increase application that was resolved by way of a consent order issued after a Case Management Hearing (CMH). Because this review only concerns one Tenant, a copy of this order will not be issued to the other tenant parties.
2. The Tenant submits that he was not reasonably able to participate in the proceeding. The Tenant alleges that during the recording of the consent he lost his Zoom connection and when he reconnected the Hearing Officer was nearing the end of recording the consent. The Tenant claims the Hearings Officer ignored his raised hand therefore he was not able to record his dissent.
3. 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.
4. The Tenant had a reasonable opportunity to participate, and he did participate in the proceeding. The Tenant is not guaranteed perfect participation. Had he voiced his dissent before the consent was recorded, he would have been excluded from the consent order.

5. It is pertinent to note that the Tenant has not suffered prejudice. The rent increase consented to is lower than the increase calculated by the Board.
6. The Tenant has not identified a serious error in the order, and I see none.

It is ordered that:

1. The request to review order LTB-L-094917-24 issued on May 26, 2026, is denied. The order is confirmed and remains unchanged.

June 30, 2026
Date Issued

Egya Sangmuah
Vice Chair, 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.