



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

**Citation:** chris v Le, 2024 ONLTB 1480

**Date:** 2024-01-02

**File Number:** LTB-L-004851-23-RV

**In the matter of:** 405, 5188 LAKESHORE RD  
BURLINGTON ON L7L6P4

**Between:** Christopher Ralphs  
Susan Black

**And**

Vanessa Le

I hereby certify this is a  
true copy of an Order dated  
**JAN 02, 2024**  
Landlord and Tenant Board

Landlords

Tenant

### Review Order

Christopher Ralphs and Susan Black (the 'Landlords') applied for an order to terminate the tenancy and evict Vanessa Le (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-004851-23 issued on September 25, 2023. The order references that as of 1:33 p.m., on September 14, 2023, the Tenant was not present or represented at that hearing.

On October 5, 2023, the Tenant requested a review of the order.

On October 6, 2023, interim order LTB-L-004851-23-RV-IN was issued, staying the order issued on September 25, 2023.

The review request was heard by videoconference on November 23, 2023. Only the Landlords, and their legal representative, R. Gibbons was present at the hearing.

### Determinations:

1. As the Tenant was not present or represented at the hearing, I find that the review request has been abandoned.
2. I will note that the Board's records note that the day prior to the hearing the Tenant requested that the hearing format be changed to a written one. The Tenant also wrote into the Board on the date of the hearing, but after the matter had been disposed of, seeking an adjournment of the hearing for the Board to consider the Tenant's accommodation request for a written hearing. The Tenant did not attend the hearing to support her requests, nor do I believe these were sent to the Landlord prior to the hearing.



**It is ordered that:**

1. The request to review order LTB-L-004851-23 issued on October 5, 2023 is denied. The order is confirmed and remains unchanged.
2. The interim order issued on October 6, 2023, is cancelled. The stay of order LTB-L-004851-23 is lifted immediately.

**January 2, 2024**  
**Date Issued**

A handwritten signature in blue ink, appearing to read "Curtis Begg", written over a horizontal line.

Curtis Begg  
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.