



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

**Citation:** WONG v ZHANG, 2023 ONLTB 15060

**Date:** 2023-01-10

**File Number:** LTB-L-002670-23-RV

**In the matter of:** 427, 7161 YONGE ST  
THORNHILL ON L3T0C8

**Between:** MICHAELINE MAN SIU WONG Landlord

**And**

GE GUO Tenant  
JINSUO ZHANG  
ZHANG ZHANG

### Review Order

MICHAELINE MAN SIU WONG (the 'Landlord') applied for an order to terminate the tenancy and evict GE GUO, JINSUO ZHANG and ZHANG ZHANG (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-002670-23, issued on December 9, 2022.

On January 7, 2022, the Landlord requested a review of the order.

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

### Determinations:

1. 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.
2. In the review request, the Landlord seeks to introduce evidence and make submissions that the Tenant has interfered with neighbouring residents by asking them questions about the Landlord. The Landlord wishes to re-open the application so that the Board may consider this new allegation.
3. The Board's review process is not an opportunity for a party to re-argue an application that has been finally determined, with the hope of achieving a different result. Moreover, since the Landlord's application was about non-payment of rent, new allegations of acts or omissions unrelated to rental payments cannot form the basis to review the December 9, 2022 order, or to re-open the proceeding.
4. The Landlord writes in the review request that the Tenants returned the keys and vacated the rental unit on or about November 24 or 28, 2022. The Landlord submits that the



Tenants should be ordered to pay the balance of the rent owing immediately. The Landlord also alleges the Tenants have damaged the rental unit. These pleadings do not represent a possible error in either the order or the proceedings, and are accordingly not good cause to review the December 9, 2022 order. The Landlord may wish to seek legal advice on how to enforce a Board order for payment.

5. The Landlord's submission, that the Tenants did not comply with Board Rules of Procedure and should be ordered to pay costs, should have been raised during the proceedings. The submission does not represent cause to review the December 9, 2022 order.
6. The Landlord has accordingly not demonstrated that a serious error may exist in the December 9, 2022 order, or that a serious error may have occurred during the proceedings. The request to review the order will therefore be denied.

**It is ordered that:**

1. The request to review order LTB-L-002670-23, issued on December 9, 2022, is denied. The order is confirmed and remains unchanged.

**January 10, 2023**  
**Date Issued**

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Harry Cho  
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.

