



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

**File Number:** SWL-56048-21-RV-IN

**In the matter of:** 3, 140 WELLINGTON STREET  
LONDON ON N6B2K8

**Concerning:** Abhay Fernandez

**and**

John Nicholas

I hereby certify this is a  
true copy of an Order dated

**April 1, 2022**

Landlord and Tenant Board

Landlord

Tenant

**INTERIM ORDER**

On March 24, 2022 John Nicholas (the 'Tenant') requested that order SWL-56048-21 issued on March 17, 2022, be reviewed and that the order be stayed until the Tenant's request to review the order is resolved.

**Determinations:**

1. The Tenant submits they were not reasonably able to participate in the February 14, 2022 hearing. The Tenant explains they did not receive the Board's notice of hearing.
2. The Board shall hold a hearing to consider the Tenant's request to review the February 14, 2022 order. At the review hearing, if the Tenant's review request is granted, the Board may also hold a new hearing to consider the Landlord's application to terminate the tenancy and evict the Tenant.
3. In order to preserve the rights of the Tenant until the review is resolved, the March 17, 2022 order should be stayed. An order cannot be enforced while it is stayed

**It is ordered that:**

1. Order SWL-56048-21, issued on March 17, 2022, is stayed until otherwise ordered.
2. The Board shall schedule a hearing to consider the request to review the March 17, 2022 order. At the review hearing, the parties must also be prepared to proceed with a new hearing of the Landlord's application. The parties must disclose evidence to each other and file the evidence with the Board in accordance with the Board's rules and deadlines.

Failure to comply with disclosure and/or filing requirements may result in the presiding Member refusing to consider the evidence.



**April 1, 2022**  
**Date Issued**

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Harry Cho  
Member, Landlord and Tenant Board

South West-RO  
150 Dufferin Avenue, Suite 400, 4th Floor  
London ON N6A5N6

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