



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

File Number: TEL-16311-21-RV

In the matter of: 0403, 1200 TALWOOD COURT
PETERBOROUGH ON K9J7X3

Between: Galaxy Value Add Ontario Properties Lp Landlord

and

Don Church Tenants
Madyson Graham
Nicole Church

Review Order

Galaxy Value Add Ontario Properties Lp (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Church, Madyson Graham and Don Church (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe. The Landlord also claimed NSF cheque charges and related administration charges.

This application was resolved by order TEL-16311-21 issued on August 25, 2021.

On September 9, 2021, the Tenant Nicole Church requested a review of the order.

A preliminary review of the review request was completed without a hearing in accordance with Rule 26.9 of the Board's Rules of Procedure.

Determinations:

1. The Tenant did not choose a reason for applying to have order TEL-16311-21 reviewed. The Tenant does indicate however, that she required 60 days to pay the outstanding amount owing to the Landlord, in full.
2. The Landlord and Tenant Board Interpretation Guideline 8 states that *"The LTB will only exercise its discretion to grant a review when it is satisfied the order contains a serious error, a serious error occurred in the proceeding or the requestor was not reasonably able to participate in the proceeding"*.
3. As there is no claim that the order contains a serious error and the Tenant was present at the August 4, 2021 proceeding where she reached an agreement with the Landlord, I find no basis for granting this request.

It is ordered that:

1. The request to review order TEL-16311-21 issued on August 25, 2021, is denied. The order is confirmed and remains unchanged.

September 17, 2021
Date Issued



Jitewa Edu
Member, Landlord and Tenant Board

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