



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

**Citation:** Galaxy Value Add Ontario Properties LP v Allain, 2023 ONLTB 79439

**Date:** 2023-11-29

**File Number:** LTB-L-062853-22-RV

**In the matter of:** 103, 100 RIDEAU ST  
OSHAWA ON L1J6P5

**Between:** Galaxy Value Add Ontario Properties LP Landlord

**And**

Genevieve Allain

Tenant

**Review Order**

I hereby certify this is a true copy of an Order dated  
**NOV. 29, 2023**  
*Richard Ferrer*  
Landlord and Tenant Board

Galaxy Value Add Ontario Properties LP (the 'Landlord') applied for an order to terminate the tenancy and evict Genevieve Allain (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-062853-22 issued on November 14, 2023.

On November 27, 2023, the Tenant requested a review of the order.

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

### Determinations:

1. The Tenant alleges that there was a serious error because she was not allowed to rely on evidence at the hearing that she previously submitted to the Board.
2. I do not find the Tenant's allegation to be accurate. Paragraph 18 of the order acknowledges and considers the evidence submitted by the Tenant to the Board and finds that it does not constitute proper notice under section 82.
3. As a result, I find no error with respect to this allegation.
4. The Tenant also alleges that there was a serious error because she was not permitted to raise issues under section 82.
5. The Member found that the Tenant did not provide the Landlord with the required notice to raise issues under section 82.
6. I have reviewed the file and also find no evidence that the Tenant provided the Landlord with the required notice to raise issues under sections 82.
7. As a result, I also find no error with respect to this allegation.

8. As a result, based on 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 proceeding.

**It is ordered that:**

1. The request to review order LTB-L-062853-22 issued on November 14, 2023 is denied. The order is confirmed and remains unchanged.

**November 29, 2023**  
**Date Issued**



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Richard Ferriss  
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.