



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

Citation: 2766526 Ontario LTD v John Zappa, 2023 ONLTB 46127

Date: 2023-06-16 **File Number:** LTB-
L-042610-22-RV-IN

In the matter of: 1A, 270 BRIDGE ST
CARLETON PLACE ON K7C3H6

Between: 2766526 Ontario LTD Landlord

And

John Zappa Tenant
Julia Zappa

INTERIM ORDER

On June 15, 2023 the Tenants requested that order LTB-L-042610-22 issued on May 26, 2023 be reviewed and that the order be stayed until the Tenant's request to review the order is resolved.

Determinations:

1. In order to preserve the rights of the Tenants until the review is resolved, the order should be stayed. An order cannot be enforced while it is stayed.
2. The matter is directed to a review hearing to determine whether the Tenants were reasonably able to participate in the proceedings.
3. Should the review be granted, a new hearing will be held on the merits of the original application.
4. A failure to attend the review hearing may be viewed as an abuse of process and may result in costs being ordered against the Tenants.

It is ordered that:

1. Order LTB-L-042610-22 issued on May 26, 2023 is stayed until otherwise ordered.

2. The LTB shall schedule a hearing of the Tenant's request to review.
3. The parties are directed to attend the hearing and be prepared to proceed on the merits of the original application should the review request be granted.

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4. The parties are directed to give to each other and to the LTB any evidence that relates to the review request and the original application no later than seven days before the hearing. This includes any documents, receipts, photographs, recordings or like things the party intends to rely on at the hearing.
5. Disclosure shall be made **BY E-MAIL**. The LTB's e-mail address is ltb.evidence@ontario.ca.
6. Pursuant to Rule 19.7 a party who fails to comply with an order for disclosure may not be permitted to rely on evidence that is not properly disclosed.

June 16, 2023

Date Issued

Fabio Quattrociochi

Member, Landlord and Tenant Board

15 Grosvenor Street, 1st 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.

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