



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

**Citation:** 1213763 Ontario Inc c/o GWL Realty Advisors Residential Inc v Gomes, 2023 ONLTB 39777

**Date:** 2023-05-18 **File Number:** LTB-L-044921-22-RV-IN

2023 ONLTB 39777 (CanLII)

**In the matter of:** 610, 66 PACIFIC AVE  
TORONTO ON M6P2P4

**Between:** 1213763 Ontario Inc c/o GWL Realty Advisors Residential Inc Landlord

**And**

Alan Abreu Gomes Tenant

**INTERIM ORDER**

On April 24, 2023, the Landlord requested that order LTB-L-044921-22, issued on March 27, 2023, be reviewed.

**Determinations:**

1. The Landlord submits it was not reasonably able to participate in the March 13, 2023 hearing. The Landlord explains it did not receive the Board's notice of hearing. The Board's records show the notice of hearing was given to the Landlord via email message on January 23, 2023.
2. The matter is directed to a review hearing to determine whether the request to review should be granted or denied.
3. Should the review be granted, a new hearing may be held on the same day to determine the merits of the original application about non-payment of rent.
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 Landlord.

**It is ordered that:**

1. The LTB shall schedule a hearing of the Landlord's request to review the March 27, 2023 order.
2. 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.

Order Page 1 out of 2

**File Number:** LTB-L-044921-22-RV-IN

3. 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.
4. Disclosure may be made **BY E-MAIL**. The LTB's e-mail address is [ltb.evidence@ontario.ca](mailto:ltb.evidence@ontario.ca).
5. 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.

**May 18, 2023**

**Date Issued**

15 Grosvenor Street, 1st Floor  
Toronto ON M7A 2G6

---

Harry Cho

Vice Chair, Landlord and Tenant Board

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

