



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

Citation: Havcare Investments Inc v Adams, 2023 ONLTB 27421

Date: 2023-03-17 **File Number:**
LTB-L-026533-22-RV

In the matter of: 1406, 500 DAWES RD Toronto
ON M4B2G1

Between: Havcare Investments Inc Landlord

And

Lyneisha Adams and Patricia Adams Tenant

Review Order

Havcare Investments Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Lyneisha Adams and Patricia Adams (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-026533-22 issued on March 7, 2023.

On March 15, 2023, Patricia Adams (the 'Tenant') requested a review of the order.

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

Determinations:

1. On the basis of the submissions made in the request, I am not satisfied there is a serious error in the order or that a serious error occurred in the proceedings.
2. The order under review was issued on March 7, 2023 and is based upon an application to terminate the tenancy and evict the Tenants because the Tenants did not pay the rent the Tenants owe.
3. The review request is somewhat unclear as to the Tenants' intent. In the request, the Tenants propose a payment plan and note that payment in full cannot be made at this time.



4. Although the Tenants were not in attendance at the hearing, the review request appears to be requesting discretionary relief under section 83 of the Act, which submissions are to be made at the hearing itself. Significantly, the review request does not allege an error in the order or the proceedings, or that the Tenants were not reasonably able to participate in the proceeding.
5. As the purpose of the review process is not to provide parties with an opportunity of relitigating the issues in hopes of a different or more favourable decision, the request must therefore be denied.

It is ordered that:

1. The request to review order LTB-L-026533-22 issued on March 7, 2023 is denied.
2. The order is confirmed and remains unchanged.

March 17, 2023

Date Issued

Peter Nicholson

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.