



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

Citation: Ghafoori v Moshi, 2022 ONLTB 12902

Date: 2022-11-22

File Number: LTB-L-015853-22-RV2

In the matter of: 45, 246 JOHN GARLAND BLVD
ETOBICOKE ON M9V1N8

Between: Ali Ghafoori Landlord

And

Youkhana Moshi Tenant

Review Order

Ali Ghafoori (the 'Landlord') applied for an order to terminate the tenancy and evict Youkhana Moshi (the 'Tenant') because the Tenant did not pay the rent the Tenant owes.

This application was resolved by order LTB-L-015853-22, issued on October 25, 2022. The order dismissed the Landlord's application because the Landlord did not attend the September 28, 2022 hearing.

On November 10, 2022, the Landlord requested a review of the order on the basis that he was not reasonably able to participate in the September 28, 2022 Board hearing. That review request was resolved by review order LTB-L-015853-22-RV, issued on November 15, 2022. The November 15, 2022 review order denied the Landlord's request.

On November 17, 2022, the Landlord requested a further of the October 25, 2022 order.

A preliminary review of the Landlord's second review request was completed without a hearing.

Determinations:

1. On the basis of the submissions made in the request, I am not satisfied that the Landlord was not reasonably able to participate in the September 28, 2022 hearing, or that a serious error exists in the order or occurred in the proceeding.
2. Rule 26.18 of the Board's Rules of Procedure states that the Board "will not consider a further request to review the same order or to review the review order from the same requesting party."
3. In this review request, the Landlord repeats the submission he made in his first, November 10, 2022 request to review the October 25, 2022 order. The Landlord explains in this request that he was not reasonably able to participate in the September 28, 2022 hearing because he was too busy attending to other tenancy matters.

4. The Landlord had an opportunity to make full submissions in his original November 10, 2022 request to review the October 25, 2022 order. The Board's Rules are not intended to give the Landlord a second opportunity.
5. The Landlord's further request to review the October 25, 2022 order must therefore be denied.

It is ordered that:

1. The Landlord's second request to review order LTB-L-015853-22, issued on October 25, 2022, is denied. The order is confirmed and remains unchanged.

November 22, 2022

Date Issued

Harry Cho

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.