



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

**Citation:** Ullah v Douglass, 2022 ONLTB 10486

**Date:** 2022-11-02

**File Number:** LTB-L-009207-22-RV

**In the matter of:** , 123 DENNIS DR  
SMITHVILLE ON L0R2A0

**Between:** Zaka Ullah Landlord

**And**

Damion Douglass, Lorraine Douglass Tenant

### Review Order

This application was resolved by order LTB-L-009207-22 issued on September 26, 2022.

On October 6, 2022, the requested a review of the order.

The request to review was heard on October 26, 2022. The Landlord, represented by Silvat Syed, and the Tenants, represented by Lisa Barder, attended the hearing.

### Determinations:

1. The Tenants requested a review of the order seeking additional time to vacate the rental unit.
2. The order was sent to review because the Member believed there may have been an error with the naming of the Landlord on the N12 notice served on the Tenants by the Landlord, an issue that was not raised at the hearing by the legal representatives nor in the request to review.
3. At the review hearing the Landlord confirmed, and the Tenants' representative also confirmed, that the sale of the property closed n March 15, 2022, well after the Landlord served the notice of termination as the Landlord of the property. Therefore, there is no serious error with the naming of the Landlord on the N12 notice.
4. The Tenants are seeking additional time to vacate the unit. After reviewing the order issued on September 26, 2022, it is clear that the presiding Member took into all the circumstances as require under section 83 of the *Residential Tenancies Act* when the order was issued terminating the tenancy. The order addresses the Tenants' personal circumstances as well as the fact the Tenants owed more than \$30,000.00 representing more than one year of rent. I find the Member took a balanced and thoughtful approach to the decision and I will not interfere with the Member's use of discretion under section 83 of the Act.

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5. On the basis of 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 proceedings.

**It is ordered that:**

1. The request to review order LTB-L-009207-22 issued on September 26, 2022 is denied. The order is confirmed and remains unchanged.
2. The interim order issued on October 6, 2022 is cancelled. The stay of order LTB-L-009207-22 is lifted immediately.

**November 2, 2022**

**Date Issued**

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Greg Joy  
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.