



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

File Number: LTB-L-036174-24-RV

In the matter of: UNIT 1, 39 ST DAVID ST N
NOELVILLE ON P0M2N0

Between: Robert Adams

And

Jorge Melo

I hereby certify this is a true copy of an Order dated

SEPT. 23, 2024

Landlord and Tenant Board

Landlord

Tenant

Review Order

Robert Adams (the 'Landlord') applied for an order to terminate the tenancy and evict Jorge Melo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-036174-24 issued on September 17, 2024.

On September 20, 2024, the Tenant requested a review of the order.

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

Determinations:

1. The Tenant states that they were not reasonably able to participate in the proceeding because their brother's funeral occurred on the hearing date.
2. While the Board acknowledges and is sorry for the Tenant's loss, the reasons provided by the Tenant do not ultimately explain why the Tenant did not attend the hearing, why the Tenant did not request an adjournment prior to the hearing, or why the Tenant did not send someone to the hearing to request an adjournment on their behalf.
3. As a result, I am not satisfied, on the basis of the submissions made in the request, that the Tenant was not reasonably able to participate in the proceeding or that there is a serious error in the order or that a serious error occurred in the proceeding.

It is ordered that:

1. The request to review order LTB-L-036174-24 issued on September 17, 2024 is denied.
The order is confirmed and remains unchanged.

September 23, 2024
Date Issued



Richard Ferriss
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.