



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

File Number: LTB-L-097898-24-RV-IN

In the matter of: 23 KAYAK HTS
BRAMPTON ON L6Z0H8

Between: Andre Dyer
Christeen Dyer

And

Shannika Ridgewell AKA Shannika Julia Ridgewell
AKA Shannika Diggs-White
Rohan Ridgewell AKA Rohan Roderick Ridgewell

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

Mar 25, 2025

Landlord and Tenant Board

Landlord

Tenants

INTERIM ORDER

On March 24, 2025 Shannika Ridgewell AKA Shannika Julia Ridgewell AKA Shannika Diggs-White (the 'Tenant') requested that order LTB-L-097898-24 issued on March 14, 2025 be reviewed and that the order be stayed until the Tenant's request to review the order is resolved.

Determinations:

1. This application was heard by videoconference on March 10, 2025. Only the Landlord and the Landlord's representative L. Flores attended the hearing. The Tenant was not present or represented at the hearing. As such, the hearing proceeded with only the Landlord's evidence.
2. The Tenant submits that they were not reasonably able to participate in the proceedings because they were in the hospital. They also submit that the order contains serious errors.
3. The matter is directed to a review hearing to determine whether the request to review should be granted or denied. The matter is directed to a review hearing to determine the following issues:
 - Considering *Wang v. Oloo*,¹ or any other relevant case law or factors, were the Tenants not reasonably able to participate in the proceedings? And/or
 - any other issue at the discretion of the presiding Member.
4. Should the review be granted, a new hearing will be held on the merits of the original application.

¹ *Wang v. Oloo*, 2023 ONSC 1028 at para 10.

5. In order to preserve the rights of the Tenant until the review is resolved, the order should be stayed. An order cannot be enforced while it is stayed.
6. A failure to attend the review hearing may be viewed as an abuse of process and may result in costs being ordered against the Tenant.

It is ordered that:

1. Order LTB-L-097898-24 issued on March 14, 2025 is stayed until otherwise ordered.
2. The LTB shall schedule a hearing of the Tenant's request to review.
3. 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.
4. 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.
5. Disclosure shall be made **BY E-MAIL**. The LTB's e-mail address is **ltb.evidence@ontario.ca**.
6. If e-mail communication is unavailable or inadequate for the exchange of evidence the parties shall comply with all Health Canada guidelines with respect to social distancing and isolation available at <https://www.canada.ca/en/public-health/services/diseases/2019-novel-coronavirus-infection/guidance-documents.html>.
7. 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.

March 25, 2025
Date Issued



Camille Tancioco
Vice Chair, 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.