



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-075265-23

In the matter of: 474 McKim Street, Sudbury, Ontario, P3C2L4

Between: Nirosh Mohanathas
Vishnu Raveendran

Landlords

And

David Vandeau

Tenant

Nirosh Mohanathas and Vishnu Raveendran (the 'Landlords') applied for an order permitting the rent charged to be increased by more than the guideline for one or more of the rental units in the residential complex.

It is determined that:

1. On June 09, 2025, the Board issued a Deficiency Letter to the Landlords to file information found to be missing from the application. The deadline for the Landlords to submit the information June 23, 2025. Specifically, the Landlords were required to:
 - a. File a Request to Shorten Time or amend the First Effective Date as the application was filed late.
 - b. Complete a Schedule of Parties (SOP) outlining the names and addresses of each Tenant included in the application.
 - c. Provide evidence of costs and payment for all capital expenditures claimed.
2. On June 23, 2025, the Landlords replied to the Deficiency Letter and on September 26, 2025, the Board requested the Landlords to fill out a Request to Shorten Time as there was insufficient details provided for the Member to determine as to whether the application was filed on time.
3. As the Landlord failed to submit the required documentation, the Board cannot consider the application.

It is ordered that:

1. The Landlords' application is dismissed as incomplete.

January 29, 2026

Date Issued

Egya Sangmuah

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.