



**Order under Section 126
Residential Tenancies Act, 2006**

File Number: LTB-L-012704-25

In the matter of: 23 Donlamont Cir
Brampton, Ontario L7A 4T5

Between: Mil Sylvain Nzemba Landlords
Locataire LLC

And

Terence Brady Tenant

Mil Sylvain Nzemba and Locataire LLC (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 November 5, 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 was November 20, 2025. Specifically, the Landlords were required to:
 - a. Provide evidence of paid costs relating to security services in respect of the residential complex or any building in which the rental units are located by persons not employed by the Landlord, or
 - b. Amend application to include reason 3 and complete the appropriate sections of the application for that reason.
 - c. Submit all final tax invoices and proof of payment for the Base Year and Reference Year set out in the application.
 - d. Amend the periods claimed in the application to comply with the legislative requirements.
2. As the Landlords have failed to submit the required documentation, the Board cannot consider the application.

It is ordered that:

1. The Landlords' application is dismissed as incomplete.

2. The Landlords or the Tenant shall pay to the other any sum of money that is owed as a result of this order within 60 days of the order issuance date.

March 13, 2026
Date Issued

Luciella Longo
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.