



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

File Number: LTB-L-074310-23

In the matter of: 18 Twenty Eighth Street,
Etobicoke, Ontario, M8W2Y6

Between: Angelica Zykus Landlord

And

Refer to Schedule 2 Tenants

It is determined that:

1. On June 3, 2025, the Board issued a Deficiency Letter to the Landlord to file information found to be missing from the application. The deadline for the Landlord to submit the information was June 18, 2025. Specifically, the Landlord was required to file a Certificate of Service and a COS-Schedule of Parties setting out how and when the Tenants of the residential complex included in the application were given a copy of the application and Notice of Written Hearing.
2. As the Landlord has failed to submit the required documentation, the Board cannot consider the application.

It is ordered that:

1. The Landlord's application is dismissed as incomplete.
2. The Landlord or the Tenants 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 16, 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.

Schedule 1 - Units affected by this Order:

1	2	3	4	5	6
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Schedule 2 - Tenants who are Affected by this Order:

Bernal, Guillermo
Duffy, Bonnie
Jankowski, Christopher Conrad
Jankowski, Teresa
LeBlanc, Diane
Logan, Raymond
McMartin, Lisa Julie
Monopoli, Savina Grazia
Pipitone, Gianfranc
Sheffield, Steve