



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

File Number: LTB-L-056219-25

In the matter of: 2476 Bromus Path
Oshawa, Ontario L1L 0K7

Between: Sonia Gharibzada Landlord

And

Leslie Nolasco
Andrew Riley Tenants

Sonia Gharibzada (the 'Landlord') 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 7, 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 November 22, 2025. Specifically, the Landlord was required to:
 - a. Submit all tax invoices and proof of payment for the Base Year and Reference Year set out in the application.
 - b. Amend the periods claimed in the application to comply with the legislative requirements.
2. The Landlord was also informed that the application was filed less than 90 days before the first intended date of rent increase. Pursuant to section 126(3) of the *Residential Tenancies Act*, an application for a rent increase above the guideline shall be made at least 90 days before the effective date of the first intended rent increase referred to in the application.
3. As the Landlord has failed to amend the effective date of the first intended rent increase and 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 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.