



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

File Number: LTB-L-098998-25

In the matter of: Units 1, 2, 3, 511 Plains Road East
Burlington, Ontario L7T 2E2

Between: Michael Thomson Landlords
Tyras Corporation

And

Kevin MacGuigan Tenants
Tyler Morena
Niels Rasmussen

Michael Thomson and Tyras Corporation (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 December 3, 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 December 22, 2025. Specifically, the Landlords were required to:
 - a. Complete Part 3 (Outstanding Elevator Work) of the application.
 - b. Complete Schedule 1 Part D of the application.
 - c. Submit all tax invoices and proof of payment for the Base Year and Reference Year set out in the application.
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 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 17, 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.