



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

File Number: LTB-L-014327-24

In the matter of: 509, 1420 Dupont Street
Toronto, Ontario M6H 0B6

Between: David Del Medico Landlords
E. Del Medico Holdings Inc.

And

Tenant Tenant

David Del Medico and E. Del Medico Holdings Inc. (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 6, 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 21, 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. Complete and file a Schedule of Parties outlining the names and addresses of each Tenant included in the application.
 - d. Confirm if the complex is a condominium building in which the applicant only owns one unit, and if so, to amend page 2 of the application indicating the total number of units in complex as "1."
 - e. Submit all final tax invoices and proof of payment for the Base Year and Reference Year set out in the application.

2. The Landlords were 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 Landlords have 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 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.