



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

File Number: LTB-L-103890-25

In the matter of: 1053 Quaker Road
Oakwood, Ontario K0M 2M9

Between: Alan Webster Landlord

And

Shawn Pappas Tenants
Paul Pappas

Alan Webster (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 December 9, 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 December 24, 2025. Specifically, the Landlord was required to:
 - a. Complete Schedule 1 Part D of the application.
 - b. Amend the periods claimed in the application to comply with the legislative requirements, or
 - c. Amend the first intended rent increase date.
2. 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 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.