



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

File Number: LTB-L-014558-24

In the matter of: 6146 Stevens Street
Niagara Falls, Ontario, L2E 3A3

Between: Rajendra Mistry Landlord

And

Abarovic, Martin Tenants
Abarovic, Roman
Abarovic, Tomas
Abkarovicova, Tatiana

Rajendra Mistry (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 August 28, 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 September 12, 2025. Specifically, the Landlord was required to:
 - a. File a Capital Expenditure: Additional Details (CEAD) form for each capital expenditure claimed in the application.
 - b. Indicate on page 2 of the application how many units are covered by the rental unit.
 - c. Select a reason on page 2 of the application if applying based on an extraordinary increase in municipal taxes and charges.
 - d. Complete Schedule 1 Part B of the application.
 - e. Submit all tax invoices and proof of payment for the Base Year and Reference Year set out in the application.
 - f. Complete all required fields in Schedule 2 Part A of the application for each capital expenditure claimed.
 - g. Indicate a useful life for capital expenditure 5.
 - h. File a Request to Extend or Shorten Time for filing or amend the First Effective Date on page 1 of the application.

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.