



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

File Number: LTB-L-034145-24

In the matter of: 1801, 33 Shore Breeze Drive,
Toronto, Ontario M8V 0G1

Between: Frank Skubic Landlord

And

Emma Claire Tenants
Traversy Jean-Christophe

Frank Skubic (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 6, 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 21, 2025. Specifically, the Landlord was 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. Provide evidence of cost and payment for the accounting periods related to Security Services
2. As the Landlord has failed to amend the application 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 25, 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-