



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

File Number: LTB-L-012152-24

In the matter of: 210 Maple Street, Bracebridge, Ontario, P1L 1N2

Between: Russel Michael
TRDR Property Management Inc

Landlords

And

Tenants

Tenants

Russel Michael and TRDR Property Management 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 August 26, 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 September 10, 2025. Specifically, the Landlords were required to:
 - a. Complete and file a Schedule of Parties (SOP) which outlines the names and addresses of each Tenant included in the application.
 - b. Confirm that the units listed in Schedule 2 Part B of the application do not make use of the capital expenditures claimed 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 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 1-888-332-3234.