



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-092173-23

In the matter of: 10 Mechanic Street West, Maxville, Ontario, K0C 1T0

Between: 1585761 Ontario Inc Marseni Real Estate Landlords
Marc Brisson

and

Refer to attached Schedule 1 Tenants

1585761 Ontario Inc Marseni Real Estate and Marc Brisson (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 25, 2025, the Board issued a legal deficiency letter to the Landlords that outlined several legislative requirements that have not been met.
2. The Landlords responded on August 25, 2025, however, this response did not satisfy the legislative requirements set out in the deficiency letter.
3. The Landlords did not clarify whether they are applying for an above guideline increase because of an extraordinary increase in Municipal Taxes and Charges or provide the information necessary to determine such an application. The Landlords also did complete all required fields in Schedule 2 Part A of the application for each capital expenditure claimed and failed to provide the Board with evidence of costs and payment for each capital expenditure.
4. As the Landlords have failed to comply with the legislative requirements outlined in the legal deficiency letter, the Board cannot consider the application.

It is ordered that:

1. The Landlords' application is dismissed.

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 date of this order.

March 25, 2026

Date Issued

Egya Sangmuah

Vice Chair, 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.

Schedule 1 - Units affected by this Order:

A
B
C
D
E
F
G
H
I
K
L