



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-083072-23-RV

In the matter of: 74 Constance Street, Toronto, Ontario, M6R 1S6

Between: Richard Gira Landlord

And

Alexander Bruce Tenant
Dan Gionet
Molly Egerdie

Review Order

Richard Gira (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.

This application was resolved by order LTB-L-083072-23 issued on July 3, 2025.

On August 28, 2025, the Landlord requested an extension of time to file a request to review. The request to extend time is granted.

A preliminary review of the review request was completed without a hearing.

Determinations:

1. The Board dismissed the Landlord's application because it was incomplete. The Landlord did not provide the information required to determine the application.
2. The Landlord submits that the Board erred in dismissing the application because the Landlord did not complete Part 3 of the application in relation to elevators. There is no elevator in the building.
3. The Landlord further submits that the Landlord was confused by the Deficiency letter and requests an extension of time to correct any outstanding deficiencies.
4. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the in the proceedings.
5. The Board gave the Landlord the opportunity to address the deficiencies in the application by sending the Landlord a Deficiency Letter dated August 12, 2024. The letter gave the Landlord options with respect to addressing the deficiencies.

6. The application was not dismissed because of lack of information with respect to elevators. It was dismissed because the Landlord failed to submit all final tax invoices and proof of payment for the Base Year and Reference Year, which is a fatal flaw. The application was accompanied by final tax invoice for 2021, which was insufficient.
7. The purpose of the review process is not to provide the parties with an opportunity to present a better case than they did at first instance. The Landlord could have obtained legal advice before filing the application or responding to the Deficiency Letter.

It is ordered that:

1. The request to review order LTB-L-083072-23 issued on July 3, 2025, is denied. The order is confirmed and remains unchanged.

November 19, 2025
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.