



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

File Number: LTB-L-012439-24

In the matter of: 416 Blake Boulevard, Ottawa, Ontario, K1L 6L2

Between: Kidane Hagos Landlord

And

Tenants Tenants

Kidane Hagos (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 26, 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 10, 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. Submit all tax invoices and proof of payment for the Base Year and Reference Year set out in the application.
 - c. Complete all required fields in Schedule 2 Part A of the application for each capital expenditure claimed. Specifically, capital expenditure 2 requires a specific date.
 - d. Provide a written justification as to why the completion date and invoice(s) fall outside of the 18-month capital expenditure window for item #1.
 - e. Amend the periods claimed in the application to comply with the legislative requirements or amend the first effective date.
 - f. Provide the Board with evidence of costs and payment for each capital expenditure.
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.

April 8, 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.