



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-056386-23

In the matter of: 749 Lawrence Avenue West, Toronto, Ontario, M6A 1B7

Between: 1651197 Ontario Inc. Landlord

And

Refer to attached Schedule 2 Tenants

1651197 Ontario Inc. (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 February 13, 2026, 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 February 28, 2026. Specifically, the Landlord was required to:
 - a. confirm or amend the Base Year (BY) and Reference Year (RY) accounting periods to comply with legislative requirements;
 - b. submit all tax invoices and proof of payment for the applicable Base Year and Reference; and
 - c. file a Capital Expenditure: Additional Details (CEAD) form for each claimed capital expenditure.
2. As the Landlord has failed to complete and file the required information, the Board cannot consider the application.
3. It is pertinent to note that the Landlord filed a consent agreement purportedly signed by the parties. The Board cannot accept the agreement because the Landlord has not complied with the legislative requirements and has not established that the Landlord is legally entitled to the increase agreed to.

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 date of this order.

April 27, 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:

749 Lawrence Avenue West, Toronto, Ontario, M6A 1B7

Basement 1

Basement 2

Basement 3

Schedule 2 - Tenants who are Affected by this Order:

A. Devia, C. Uribe and
Bombon, Jorge A
Hamilton, Randy
Nacorda, Rohra-Ann