



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

**File Number:** LTB-L-066294-24

**In the matter of:** 820 Mercer Street, Windsor, Ontario, N9A 1N3

**Between:** Elena Bulz Landlord

**And**

Refer to attached Schedule 2 Tenants

Elena Bulz (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 December 2, 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 December 17, 2025. Specifically, the Landlord was required to:
  - a. Complete and file a Schedule of Parties (SOP) which outlines the names and addresses of each Tenant included in the application. Specifically, unit 105 is listed on the Rental Unit Information Form but not listed on the Schedule of Parties. Additionally, unit 104 is listed on the Schedule of Parties but not on the Rental Unit Information Form.
  - b. Complete all of Part 3 (Outstanding Elevator Work) of the application.
2. As the Landlord has failed to 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 29, 2026**  
**Date Issued**

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**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.

**Schedule 1 - Units affected by this Order:**

|     |     |     |     |     |
|-----|-----|-----|-----|-----|
| 102 | 206 | 401 | 502 | 602 |
| 105 | 301 | 402 | 503 | 603 |
| 201 | 302 | 403 | 504 | 604 |
| 202 | 304 | 405 | 505 | 605 |
| 204 | 305 | 406 | 506 | 606 |
| 205 | 306 | 501 | 601 |     |

**Schedule 2 - Tenants who are Affected by this Order:**

Adam, Younan  
Almas, Paula  
Al-Rimawi, Muyad  
Andersous Sh, Reghard  
Buttrus, Aghata  
Buttrus, Teriza  
Harami, Mekka  
Jabbo, Mushtaq  
Jabur, Garah  
Julien, Clair

Kachkouch, Nizar  
Kajona, Sabah  
Kakooz, Najat  
Karkuba, Waffa  
Katola, Suham  
Lazar, Wardan  
Mansour, Louise  
Mezo, Shafika  
Moukled, Fayrouz  
Neamah, Ahlam

Nissan, Mariam  
Sako, Ather  
Sameer Mika, Qussay  
Sevan, Sevan  
Shamasha, Ghassan  
Wardah, Sarah  
Yayuabbo, Shamoun  
Zaia, Hanan