



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

File Number: LTB-L-035008-24

In the matter of: 809 Duplex Avenue, Toronto, Ontario, M4R 1W6
811 Duplex Avenue, Toronto, Ontario, M4R 1W6

Between: Angelo Pollastrone Landlords
Heritage Holdings Group Inc

And

Abdyli, Leona Tenants
Ferguson, Fisher
Ferguson, Mackenzie
Ladenheim, Jo-Ann
Nelson, Joy

Angelo Pollastrone and Heritage Holdings Group Inc (the 'Landlords') 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 April 15, 2026, the Board issued a Deficiency Letter to the Landlords to file information found to be missing from the application. The deadline for the Landlords to submit the information was April 28, 2026. Specifically, the Landlords were required to submit:
 - a. The 2022 tax invoice.
 - b. Evidence or payment for each capital expenditure claimed.
2. As the Landlords have failed submit the required documentation, the Board cannot consider the application.

It is ordered that:

1. The Landlords' application is dismissed as incomplete.
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 order issuance date.

May 29, 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.