



Order under Section 122 Residential Tenancies Act, 2006

File Number: LTB-T-078793-25

In the matter of: 4, 9 Meadowbrook Road
Toronto Ontario M6B2S3

Between: Ilan Max
Yarden Levy Tenants

And

Sheila Stanley Landlord
KNRS Properties

Ilan Max and Yarden Levy (the 'Tenants') applied for an order reducing the rent increase because Sheila Stanley and KNRS Properties (the 'Landlord') failed to comply with the terms of an agreement to Increase the Rent Above the Guideline.

This application was heard by videoconference on June 11, 2026. The Tenants Ilan Max attended the hearing. The Landlord's agent Sheila Stanley and the Landlord's legal representative Mark Ciobotaru attended the hearing.

Determinations:

Preliminary issue:

1. The Landlord raised a preliminary issue that there is no signed written agreement between the Landlord and the Tenant that the Landlord will provide additional work or service(s) in exchange for the Landlord increasing the rent above the guideline. The Landlord states it has filed an L5 application which requests approval from the Landlord and Tenant Board ('LTB') to increase the rent above the guideline but the status of the L5 application is pending and no order has issued. The Landlord states the purpose of the T4 application is not to dispute the L5 application.
2. The Tenants do not dispute the Landlord's submission and state that the Landlord put forth an agreement to raise the rent above the guideline when the Landlord filed the L5 application.
3. As there is no signed written agreement between the parties permitting the Landlord to increase the rent above the guideline and the Landlord has not increased the rent above the guideline, the T4 application cannot succeed. If the Tenants are named respondents in the L5 application, the Tenants may provide a response to the L5 application once the hearing for the L5 application is scheduled.

4. At the hearing, the Tenants sought to withdraw the T4 application.
5. The Landlord opposes the request to withdraw the T4 application and states the application should be dismissed with prejudice to prevent the Tenant from filing another T4 application for the same purpose.
6. I consented to the Tenants request to withdraw the application. The Tenants are self-represented. I accept the Tenants submission that they believed the filing of the T4 application was for the purpose of responding to the Landlord's L5 application which I accept the Tenants are now aware is not applicable. If the Tenants file another T4 application for this same purpose, the Landlord will have remedies available to them, including the ability to seek costs.
7. The application having been withdrawn, the LTB's file is closed.

June 16, 2026
Date Issued

Kimberly Parish
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.