



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-092161-23

In the matter of: 33 Wood Street, Toronto, Ontario, M4Y 2P9

Between: First Elnor Holdings Limited Landlord

And

Refer to attached Schedule 2 Tenants

First Elnor Holdings Limited (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.

A Case Management Hearing took place by videoconference on November 24, 2025.

The Landlord's legal representative, David Ciobotaru, the Landlord's agents, Sumiyyah Zeeshan (Site Manager) and Mohammad Zeeshan Butt (Director of Engineer) attended the Case Management Hearing.

The following Tenants attended the Case Management Hearing: Alexander Hardy (Unit 104), Pranjala Shetty Hassan and Sawalee Suresh Dighe (Unit 207), Juyoun Kim (Unit 603), Tejas Manjunath (Unit 707), Basil Rodrigues (Unit 804), Richa Goyal (Unit 806), Anne Marie Copps (Unit 908), Amy Armstrong (Unit 1006), Prasun Kumar Jha (Unit 1102), Ali Talal Khan (Unit 1107), Janet Walusimbi (Unit 1209), Sumeet Yadgiri and Nagu Kankeri (Unit 1402), Navneet Agnihotri (Unit 1409), Charles A Lam (Unit 1604), Yuri Lomakin (Unit 1802), Ajay Hemant Khanna (Unit 1806), Steven Moco (Unit 1902), Pankaj Chandrakant Mulay (Unit 2104), Ravindra Adusumalli (Unit 2203), Leanna Margaret Hosier (Unit 2204), Sumbal Hina and Kamran Khan (Unit 2304), Vesna Lijakovska (Unit 2305), Swapnil Raghunath Desai (Unit 2402), Muhammad Waqas (Unit 2601), SRohit Kumar Singh (Unit 2602), Jordyn Maire Ethier (Unit 2607), Andrea Trajkovska (Unit 2909), Peter Chin (Unit 3001), Alexander Hardy (Unit 104) on behalf of Hardy Lusk (Unit 3005) and Doug Hustins (Unit 3009).

The Certificate of Service filed by the Landlord on October 31, 2025, indicates that some rental units listed in the application were not served with the application and notice of hearing. The Board shall therefore amend the application by removing these rental units. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to the following units: Unit 102, 103, 309, 501, 505, 506,

509, 602, 703, 803, 805, 905, 1008, 1205, 1402, 1409, 1502, 1601, 1602, 1606, 1607, 1703, 1704, 1903, 2001, 2008, 2103, 2105, 2201, 2307, 2308, 2404, 2503, 2605, 2608, 2805, 3003 and 3007.

At the Case Management Hearing the parties agreed to the following:

1. The maximum rent increase above the guideline because of capital expenditures is 1.75%. This increase is for the following capital expenditures:
 - a. Elevator Repairs;
 - b. Plumbing;
 - c. Painting;
 - d. Electrical Repairs;
 - e. New Breaker Panel.
2. Where the Landlord's application requests an increase of 2.03%, the maximum increase above the guideline for these units is 1.75%. This increase is to be taken in the first year.
3. The weighted useful life for the capital expenditures is 15 years.
4. The first effective date of the rent increase above the guideline is February 1, 2024.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 1.75% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken as follows:
 - a. The Landlord may increase the rents charged by 1.75% within the time period of February 1, 2024 to January 31, 2025.
3. The percentage increase set out in paragraph 1 may be taken in addition to the annual guideline in effect on the increase date for the unit.
4. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 150 days of the date of this order.

January 5, 2026
Date Issued

Floredana Ungureanu
Hearings Officer, 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.

Important Notes:

1. The Landlord may increase the rent charged by the ordered increase within the time period specified if at least 12 months have passed since the last rent increase or since the tenant moved in, and if the landlord has given the Tenant at least 90 days proper Notice of Rent Increase.
2. If the Landlord has given a Notice of Rent Increase for a rent increase that is less than the ordered increase, the Landlord may only take the rent increase set out in the Notice.
3. If the Tenant's rent is increased pursuant to the percentage increase ordered for capital expenditures and the same Tenant remains in the unit after the expiration of the weighted useful life for capital expenditures, then the rent will be reduced. Refer to Schedule 3 for information about the date and amount of the rent reduction.
4. The annual guideline for 2023 is 2.50%, for 2024 is 2.50%, for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

33 Wood Street, Toronto, Ontario, M4Y 2P9

101	804	1206	1802	2206	2607
104	806	1207	1803	2207	2609
201	808	1208	1804	2208	2701
203	901	1209	1805	2209	2702
207	902	1401	1806	2301	2704
209	903	1403	1807	2302	2705
301	904	1404	1808	2303	2706
303	906	1405	1809	2304	2707
305	907	1406	1901	2305	2708
307	908	1407	1902	2306	2709
401	909	1408	1904	2309	2801
403	1001	1501	1905	2401	2802
407	1002	1503	1906	2402	2803
409	1003	1504	1907	2403	2804
503	1004	1505	1908	2405	2806
508	1005	1506	1909	2406	2807
601	1006	1507	2002	2407	2808
603	1007	1508	2003	2408	2809
604	1009	1509	2004	2409	2901
605	1101	1603	2005	2501	2902
606	1102	1604	2006	2502	2903
607	1103	1605	2009	2504	2904
608	1104	1608	2102	2505	2905
609	1105	1609	2104	2506	2906
701	1106	1701	2106	2507	2907
702	1107	1702	2107	2508	2908
704	1108	1705	2108	2509	2909
705	1109	1706	2109	2601	3001
707	1201	1707	2202	2602	3005
708	1202	1708	2203	2603	3006
801	1203	1709	2204	2604	3009
802	1204	1801	2205	2606	

Schedule 2 - Tenants who are Affected by this Order:

Adusumalli, Ravindra	Farasat, Qasim	Kumar, Ranjit
Ahmad, Waqas	Fitzakerley, Robert	Kumar, Sonu
Ahn, Chanyoung	Fitzpatrick, Thomas	Kummamuru,
Akella, Surya Prakash	Ganesan, Kayalvizhi	Suryanarayana
Alles, Jarryd Stefan	Gauvin, Darlene	Lam, Charles A
Alvi, ATariq Nasruddin	Ghadigaonkar, Jayesh	Leblanc, Joseph
Anwar, Syed Adil	Gionet, Roger	Lijakovska, Vesna
Arangi, Suresh Kumar	Good, Gregory Lewis	Lingam, Sheshu Babu
Asadnia, Haleh	Goyal, Richa	Loddageri, Raviraj
Bahtti, Saber	Gulati, Dharamvir	Krupanand
Baliarsingh, Gourabjit	Guzzo, Maria	Lomakin, Yuri
Bande, Rutuja	Hamilton, Stephanie Norine	Lumsden, Jeff
Bayri, Pravallika	Hanzely, Oliver	Lusk, Hardy
Behera, Swagat Kumar	Hardy, Alexander	MacDonald, Reginald
Bherwani, Nain	Hina, Sumbal	Maddi, Rajesh Kumar
Bhol, Amit Kumar	Hodge, Chris	Mahapatra, Swikruti
Boppana, Sai Krishna	Hosier, Leanna Margaret	Malik, Kanza
Boragala, Rakesh Kumar	Hustins, Doug	Malleddi, Swamy Siva
Brandys, Glenn	Ihnat, Paul	Prakash
Callaghan, Michael	Jagadesh, Vanisri	Malleddi, Swamy Siva
Chau, Truc	Jagdev, Rajadeepa	Prakash
Cherian, Mathews	Jha, Prasun Kumar	Mandal, Atul Dilip
Chin, Peter	Joshi, Rahul Shriniwas	Manjunath, Tejas
Choudhary, Surya Prakash	Joshi, Santosh Ashwin	Manogaran, Deepak
Copps, Anne Marie	Juttu, Laxminarayana	Marumale, Jaydeep
Corbu, Ovidiu	Kamatham, Pavan Kumar	Jagnnath
Costa Faria, Paulo	Reddy	McClentic, Kerry
Alexandre	Kapse, Ashwini	McClure, William
Das, Sushree Sweekruit	Karri, Shanmukhasai	McDonald, Grace Elena
Dattani, Khyati Pravinkumar	Venkatesh	McLeish, Fiona
Dayal, Della	Kedia, Hariom	Miazga, Elizabeth
Desai, Swapnil Raghunath	Kerr, James (Jim)	Misra, Utkarsh
Dhandapani, Ezhilarsan	Khadye, Ratnesh Jaydeep	Moco, Steven
Dhandu Subramani, Arvind	Khan, Ali Talal	Mohammed, Azhar Parvez
Kumar	Khan, Chaudhary Adnan	Mohana, Durai Babu
Dharmarajan, Athish Amma	Hamid	Mohapatra, Basudev
Dige, Omkar Anant	Khanna, Ajay Hemant	Mulay, Pankaj Chandrakant
Dighe, Sawalee Suresh	Khuntia, Sourabh Ranjan	Nadeem, Shah Wali
Dominquez, Adriana Rosillo	Kim, Juyoun	Naik, Ruta Vijay
Doshi, Heli Sanjay	Kimberley, Anna	Nandekar, Bhushan Naresh
Dwivedi, Pradeep Kumar	Korade, Ajinkya Prakash	Narayanan Ganesan, Akila
Ethier, Jordyn Maire	Kosobutski, Alexandra	Narendranath, Natchkoo
Farasat, Omer	Kuldeep Kaur, Kuldeep	Negi, Anurag Singh
Farasat, Qasim	Kumar, Avinish	Nidhinati, Mohammad Sadiq

Nuthakki, Tarun Kumar
Nyati, Ravi
Panda, Suryanarayan
Diwakar
Parida, Monalisha
Parikh, Saumil
Parmar, Nidhi Jayesh
Parthasarathy, Aravind
Patra, Sumit Kumar
Pattnaik, Priyabrat
Pereira, Arun Gerald
Peter, Solomon Manase
Phaneuf, Don
Pillai, Sarath Somarajan
Pulishetti, Rakesh
Rahmani, Pegah
Randive, Mugdha Ulhas
Richmon, Marlyn
Rodrigues, Basil
Roshni, Rajan
Rout, Sailendu Kumar
Routray, Samiran
Roy, Subhayan
Sahoo, Abhijit

Sahoo, Tapan Kumar
Sahu, Mukesh Kumar
Saini, Inderjeet Singh
Saini, Parul
Sangem, Kondal Reddy
Sayyed, Nilam Nadim
Selby, Sheldon
Sethi, Pramod
Shahid, Samer
Shaik, Akhila Bhanu
Shaik, Mabusubani
Shama, Parveen
Shao, Hong
Shao, Hong
Sharma, Sandeep
Sharma, Sanjay Kumar
Shinde, Komal Rohidas
Singh, Abhiraj
Singh, Ajender
Singh, Amitkumar
Krishnakumar
Singh, Pardeep Lohia
Singh, Priyanka Anilkumar
Singh, SRohit Kumar

Sollapur, Ashish Umesh
Sturm, Eric
Sumer, Asifa
Sweta, Kumari
Syed, Siddiq
Tanwar, Akshit
Tewari, Abhishek
Thorne, Carla
Thottempudi, Sri Sruthi
Tirkey, Sonia
Toropova, Marina
Trajkovska, Andrea
Tup, Sujit Suryakant
Tyagi, Abhishek
Valcourt, Janet
Vangala, Prashanth
Veluthurla, Kasimpeera
Venkatesan, Renuka
Victor, Sivin
Vijayan, Manoj
Vilar, Christina
Walusimbi, Janet
Waqas, Muhammad

Schedule 3 - Rent Reduction related to Capital Expenditures

A. Date of Rent Reduction

If the Tenant's rent is increased based on capital expenditures during the period 2024 then:

The date of the rent reduction will be the day before:

- the date of the Tenant's first rent increase under this order, plus
- the number of years for the weighted useful life for capital expenditures for the unit (set out in this order).

Example:

If the Tenant's rent was increased on June 1, 2021 and the weighted useful life for capital expenditures is 10 years, then the rent will be reduced on May 31, 2031.

If the Tenant's rent was *not* increased based on capital expenditures during the period 2024 but was increased during the later periods set out in the order then:

The date of the rent reduction will be the day before:

- the First Effective Date of Rent Increase in this order, plus
- the number of years for the weighted useful life for capital expenditures for the unit (set out in this order).

Example:

If the first effective date of increase in this order is April 1, 2021 and the weighted useful life for capital expenditures is 10 years, then the rent will be reduced on March 31, 2031.

B. Amount of Rent Reduction

If the Tenant's rent is increased by the total percentage increase set out in this order then:

The rent must be reduced by the total percentage increase set out in this order for capital expenditures.

If the Tenant's rent is *not* increased by the total percentage increase set out in this order then:

The rent must be reduced by an amount determined in accordance with the prescribed rules which may be equal to or less than the total percentage increase set out in this order for capital expenditures.