



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-022683-23

In the matter of: 110 Marlee Avenue, Toronto, Ontario, M6E 3B6

Between: Medallion Corporation Landlord

And

Refer to attached Schedule 2 Tenants

Medallion Corporation (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 September 29, 2025.

The following people attended the Case Management Hearing on behalf of the Landlord: Paul Cappa (Landlord representative) and Mila Magpayo (Property Manager).

The following Tenants attended the Case Management Hearing: Unit 311- David Fisher, Unit 411- Monica Simpson, and Unit 508- Katrina Betsworth and Omar Montenegro

The Tenants of the following units were not served with the Notice of Hearing and have been removed as parties to the application: Units 106, 514, 606, 610 and 614.

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

1. The maximum rent increase above the guideline because of capital expenditures will be 2.76%. This increase is for the following capital expenditures:
 - a. Garage Roof Deck Repair & Waterproofing.
2. Where the Landlord's application requests an increase of 2.96%, the maximum increase above the guideline for these units is 2.76%. This increase is to be taken in the first year.
3. The weighted useful life for the capital expenditure is 15 years.
4. The first effective date of the rent increase above the guideline is July 1, 2023.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 2.76% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken within the time period of July 1, 2023 to June 30, 2024.
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 90 days of the date of this order.

January 9, 2026

Date Issued

Eno Ubia

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. Any part of the ordered increase that is not taken within the time period specified cannot be added to subsequent rent increases in subsequent time periods.
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 and 2024 is 2.50%.

Schedule 1 - Units affected by this Order:

101	217	410	605
107	301	411	607
109	302	412	608
110	303	414	609
111	304	415	611
112	305	416	612
115	306	417	615
116	307	501	616
117	308	502	617
118	309	503	701
119	310	504	702
201	311	505	703
202	312	506	705
203	314	507	706
204	315	508	707
205	316	509	708
206	317	510	709
207	401	511	710
208	402	512	711
209	403	515	712
210	404	516	714
211	405	517	715
212	406	601	716
214	407	602	717
215	408	603	
216	409	604	

Schedule 2 - Tenants who are Affected by this Order:

Abequibel, Marilou	Gavane, Anjeta	Paz Jarina, Leopoldo
Agustin, Visitacion	Go, Gerard	Peralta, Mirafe
Albino, Alfredo	Gonzalez, Leonardo Pineda	Pimentel, Carlos V.
Alejado, Erlene	Green, Adina	Policarpio, Susan
Alejado, Jenifer	Gregoire, Julia	Prete, Elmer
Almuete, Amelia B.	Harris, Webley	Prete, Erliza
Anderson, Ivelle	Henry, Angelina	Prete, Erliza M.
Andrews, Robert Kenneth	Hortezuela, Alexander	Prieto, Crystal
Anglin, Kingsley	Hsiau, Pin Guang	Prieto, Jose
Apas, Michael	Huh, Chonkoo	Pringle, Norma
Asilador, Emerita	Hui, Wenqing	Quintinita, Maya
Bailey, Devon	Ignacio, Marieta	Remorin, Susan
Bajana, Loreto	Jacinto-Abadicio, Ma Tricia	Reyes, Rowena Delos
Bautista, Michelle	Jo, Erispe Tanya	Reynosa, Zenaida
Betsworth, Katrina	Khan, Atiqur	Rubin, Thelma
Bhikhai, Dattindra	Kim, Seong Geuk	Sabayan, Nelia
Blake, Gerald	Kokics, Andy	Samonte, Mae Ann
Calauastro, Grace	Kolompar, Zsuzsanna	Sansan, Marites
Calingasan, Melchor	Lawrence, Sadie	Satkunamoorthy, Vellupillai
Capilitan, Evelyn	Leacock, Mondelle	Segarra, Gloria
Carillo, Lady Concepcion	Lee, Gabriella	Shaw, Ernold
Carillo, Rose Jessamyn	Lee, Jamal	Shaw, Miriam
Castillano, Joe Ann	Lin, Hequan	Silo, Urela
Ceballos, Baby Laarne	Linfert, Nenita	Simpson, Monica
Clarke, Candice	Lopez, Amel Kareen	Sinnathurai, Baskaran
Consuelo, Christine	Lopez, Marvin	Smith, Alfred
Cutchon, Rowena	Mangubat, Ciriaca	Solamillo, Elizabeth
Dajao, Joanne Rose	Mason, Aldwyn	Solamillo, Marina
Dajao, Romeo	Mislang, Analiza	Solamillo, Mary Grace
Dajao, Sabiniana	Mongit, Tessie	Solamillo, Mary Grace
Darrell, Brenda	Mongit, Tessie Bautista	Solamillo, Victor
De/Leon, Lorna	Montana, Linfort	Strowbridge, Janet
De Leon, Esteban	Montenegro, Enrique	Sumook, Marivic
Deposoy, Nelisa	Montenegro, Omar	Tacuboy, Alma
Deposoy, Rowell	Morris, Herrica	Tadlip, Nino M.
Deyro, Virginia	Muoio, Giuseppe	Tayag, Marilou
Diputado, Lucrecia	Najduk, Jerry William	Tedeneke, Dereje
Dumaliang, Connie	Nakao, Sayuri	Torres, Edwin
Ellis, Desmond	Nunez, Edgar	Trumata, Kilmer
Espina, Belsusa	Oliver, Adrienne	Tuala, Claudia
Espina, Leonardo	Oliver, William	Villapuerte, Emeliflor
Findlaytor, Simone	Ong, Erlinda	Viloria, Rogelio
Fisher, David	Ong, Maryann	Wisniewska, Jolanta
Flores, Miguel Pineda	Onibudo, Isiaka	Yangson, Maricel
Frederick, Agnes	Pangilinan, Macrina	Yearwood, David
Frederick, Maria	Pascua, Quirina V.	
Garcia, Ruben	Patingan, Elma	

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 2023 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 the 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 2023 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 the 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.