



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-037743-23

In the matter of: 30 Elm Drive East, Mississauga, ON L5A 4C3

Between: Morguard Nar (Ontario) Holdings Limited Landlord

and

Refer to attached Schedule 2 Tenants

Morguard Nar (Ontario) 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 20, 2025. The following parties attended the hearing: the Landlord's Representative, Heather Waese, the Landlord's Property Managers, Mariela Desdin and Peter Christofi, the Tenants, Ghada Mahmoud Hamouda of unit #1701, Hamida Issa Ali and Hela Ali of unit #812, Djelloul Djabour of Unit #515, Diana Horani of unit #1401, Ammar Sadik Al-Hussaini of Unit #612, Linda Tous Ponce of Unit #1504, Marixe Blanco of Unit #1402, Mohamed Nazeem Packer Mohideen and Ismath Jesima Mohamed Nazeem of Unit #1412, Maichel Kamal Naguib Guirguis of Unit #1214, Debra Laura Lemire and Ron McCallum of Unit #204, Linda M. Ferguson of Unit #611 and Steven Yuschyshyn of Unit #1107.

The Certificate of Service filed by the Landlord on October 16, 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: 103, 107, 108, 117, 205, 312, 404, 407, 414, 418, 504, 505, 506, 509, 511, 512, 604, 608, 609, 618, 706, 708, 711, 714, 810, 902, 904, 908, 909, 912, 1002, 1006, 1011, 1103, 1106, 1116, 1208, 1210, 1215, 1403, 1407, 1410, 1502, 1507, 1510, 1518, 1603, 1607, 1610, 1612, 1618, 1714, 1716, 1804, 1807, 1909, 1911, 1914, 2002 and 2015.

The Certificate of Service filed by the Landlord on October 16, 2025, indicates that some tenants 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 tenants: Anirudh Mohan Gupta, Lich N. Nguyen, Hourieh I. Moghrabi, Nasasha White and Baldwin White.

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

1. The maximum rent increase above the guideline because of capital expenditures is 2.86%. This increase is for the following capital expenditures:
 - a. Balcony Restoration; and
 - b. Backflow Prevention Device.
2. Where the Landlord's application requests an increase of 3.31%, the maximum increase above the guideline for these units is 2.86%. This increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 3.40%, the maximum increase above the guideline for these units is 2.86%. This increase is to be taken in the first year.
4. The weighted useful life for the capital expenditures is 12 years.
5. The first effective date of the rent increase above the guideline is August 1, 2023.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 2.86% 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 August 1, 2023 to July 31, 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 120 days of the date of this order.

January 12, 2026

Date Issued

Tanya Speedie

Dispute Resolution 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 the Tenant 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, 2024 and 2025 is 2.50%.

Schedule 1 - Units affected by this Order:

105	409	801	1018	1418	1805
111	410	804	1104	1501	1806
112	412	805	1105	1504	1809
114	415	806	1107	1506	1810
115	416	807	1108	1509	1812
116	417	808	1109	1511	1814
202	501	809	1110	1514	1816
204	502	811	1111	1516	1818
206	508	812	1112	1517	1901
207	514	814	1114	1601	1902
209	515	816	1118	1602	1904
210	517	817	1201	1604	1905
212	518	818	1203	1608	1907
214	601	901	1204	1609	1908
215	602	903	1205	1614	1910
216	605	905	1206	1616	1912
217	606	906	1211	1617	1916
301	607	907	1212	1701	2001
303	610	914	1214	1702	2003
304	611	915	1216	1703	2004
305	612	916	1218	1704	2005
306	615	917	1401	1705	2006
307	616	918	1402	1706	2007
311	617	1001	1404	1708	2008
314	701	1005	1405	1710	2009
315	703	1007	1406	1711	2010
316	704	1008	1408	1712	2011
317	705	1012	1411	1715	2012
318	707	1014	1412	1718	2014
401	712	1015	1414	1801	2017
405	716	1016	1415	1802	2018
406	718	1017	1417	1803	

Schedule 2 - Tenants who are Affected by this Order:

Abbas, Syed	Bacha, Insaf Horani
Abdel Baki, Amr Mohamed	Bagratee, Gunesswar
Abdel Baki, Mohamed Reda	Baig, Rehan
Abdel Baki, Rawan Mohamed	Bakoura, Diab
Abdulla, Zaineab	Balasubramaniam, Gavya
Abdolvakil, Saghar	Barbosa, David
Abdolvakil, Sahar	Barik, Jyotiskona
Abdolvakil, Sandra	Bassana, Lydia Walo
Abedi, Fadi	Bayat, Huma
Abulla, Hoda Ali	Beaudoin, Carol Ann
Abuzreik, Jabor	Bennet, Paul
Adams, Mark Anthony	Betrous Al-Akko, Mina Amir
Ahmed, Riaz	Beyene, Mersha Tadele
Akhal, Manal El	Bhavsar, Soham Jitendrabhai
Al-Adhami, Mays	Bhundhoo, Gayatree
Al-Adhami, Mousa	Blanco, Marixe
Al-Adhami, Saif	Bojra, Leonora Luspina
Alaen, Rouaa	Borja, Cyrus Parchaso
Al-Ameri, Ameen	Braganza, Eugene GV
Aldonas Francis, Daniel Adrian	Brijlall, Hemwattie
Alexander, Michael	Bryan, Karen M.
Al Fahl, MHD Shaher	Burey, James Robert
Alfeche, Raymon Porcadil	Burgess, Natasha Tania
Alfred, Avril	Butt, Kamran
Al-Hilali, Khulood	Butt, Muhammad Abid
Al-Hussaini, Ammar Sadik	Bwalanda, Musonda Leah
Ali, Hamida Issa	Bynoe, Jerome Roderick
Ali, Hela	Campbell, Chantell Denise
Ali, Marian	Campbell, Janice Leigh
AlKaddah, Mohammad	Castillo, Teresa Sabarill
Alnajjar, Fatima	Centeno, Virgilio Tabing
Alomar, Saadaldeen	Chapman, John Philip
Ametorwo, Evelyn	Charifa, Haroun Saber
Ametorwo, Selasie Sharon	Chef-Dit-Berger, Sean
Ametorwo, Servandus VR	Crawley, Joan
Anjum, Mohammad	Cunanan, Christian
Anthonipillai, Mercy Angela	Custodio, Evelin Yahaira
Arevalo, Belkis Rodriguez	Czerwinski, Aleksander
Arif, Farhat	Dallas, Dionne Diane
Ashley, Christopher Aubyn	David Dunn, Christopher Martin
Atom, Hannah Omah	Dawood Al-Akko, Amir Betrous
Auda, Omar Gasser	Devi Bhundhoo, Vaishali Luxmi
A Youssef, Ashraf Halim	Dewaele, Karel K.
A Youssef, Hany Halim	Dinh, Hoang T
Azeem, Riswana Muhammad	Djabour, Djelloul
B. Hindi, Laith Nadeem	El-Aklhal, A

Elewi, Alaa
 Elhelu, Mohsen
 El Massalkhi, Mahamed Amine
 El Miari, Fadi Khaled
 El-Miari, Michael
 Entereso, Christopher
 Entereso, Flor
 Entereso, Rodolfo
 Estrada, Raul Perez
 Evangelista, Crisel
 Evangelista, Jerremy Dizon
 F. Thwainy, Maryam Nihad
 Faraj Thwaini, Maher Nihad
 Faraj Thwaini, Mohanad Nihad
 Fatima, Kiran
 Fefona, Mohamed Sekon
 Ferguson, Linda M.
 Fernandes, Agnel
 Fernandes, Diana Bethsy
 Fernandes, Ryan
 Fisher-McKenzie, Georgia Marlene
 Fox, Rebecca Jill
 Francis, Gloria R.
 Francis, Kevin Elsewoeth
 Francis Mc Clinton, Katie Judith
 Gaikwad, Nishit
 Garcias de Perez, Jai Dive
 Genge, Ronald
 Gizaw, Hanan M
 Gonzalez Aguila, Orietta Isabel
 Gorges Gokris, Rawa Saeed
 Goulbourne, Jason
 Govada, Michael Ananthrao
 Govada, Neashini Kishore
 Graham, Rohan
 Greene, Esther T.
 Guajardo Gonzalez, Paula Nicole
 Gumban, Analyne Zabala
 Gumban, Roland Seden
 Gung, Sandra
 Haider, Muhammad Safder
 Hale Hale, Ray O.S.
 Hall, Paige
 Hameed, Bibi Pari
 Hamouda, Ghada Mahmoud
 Hasamuddin, Said Zada
 Headley, Nola
 Henri Adam, Chantel-Marie Victoria

Hoang, Anh
 Horani, Diana
 Horani, Tareq
 Horani, Ziad
 Huss Zaidi, Syed Ashar
 Ibiaz, Levina Reyes
 Ibiaz, Ricardo Zabal
 Ibrahim, Muhammad
 Ibrahim, Saad Ali
 Iftikhar, Sadia
 Imran, Tahseen
 Jahan, Esrat
 Jaiswal, Shivam Pankajbhai
 Jajju Thwaini, Nihad Faraj
 James, Valerie
 Jesus Sanchez Chica, Mariana De
 Jidi, Mohamed Hazim
 Joglekar, Ambarish Deepak
 Jose, Shojin
 Joseph, Christopher Harry
 Joseph, Mary Irose
 Joseph King, Paul Edward
 Jouhari, Najoua El
 Jumaa, Fatima Mohammed
 Kadir, Lazena
 Kadir, Sabrena
 Kapoor, Priyanka
 Khalife, Majeda
 Khan, Hira Summer
 Khan, Omar Najeeb
 Khan, Samreen Imtiyaz
 Khanum, Tooba
 Khawaja, Jameel
 Khawaja, Wafaa
 Kochany, Jan M.
 Kothamasu, Mukesh
 Kuen Tung, Virginia Man
 La Calza Alfeche, Nera De
 Lakkis, Jawad
 Lamah, Lanin
 Lemire, Debra Laura
 Lewis, Kathleen
 Lewis, Kevin
 Lipczynska-Kochany, Ewa
 Lopez, Niles
 Lorenzo, Diosa Maglanoc
 Lorenzo, Fructuoso Maglanoc
 Lu, Joan Li-Chen

Lui, Glenn
 Luu, Dao Nghia
 Lynch, Daniel Gregory
 Mabbott, Don
 Maharaj, Susan
 Mai, Thi Binh
 Majumder, Apurba
 Makarios, George Mickhail
 Makarios, Yousef Mickhail
 Makki, Soheir
 Mala, Muhammad Arif
 M Ali Al-Mudhafar, Farah Abdulhameed
 Marappan, Boopathi Kenjanur
 Marshall, Ernest
 Martinez, Francisco
 Mashlab, Jihad
 McCallum, Ron
 McDonald, Patricia
 McKenzie, Robert
 Mejillano, Virginia Luz
 Memon, Imram Idrees
 Miari, Rania Al
 Michalek, Ashley Crystal
 Mikhail, Mervat
 Miller, Stacey-Ann
 Mima, Zakria
 M Kadhim Shubbar, Jaafar Wisam
 Mohamed, Dalia
 Mohamed Nazeem, Ismath Jesima
 Mohamed Shokry, Madeha Mostafa
 Moore, Carmen
 Moore, Wayne Roger
 Morgan, Daphne
 Morgan, Douglas Maurice
 Morris-Graham, Deborah P
 Mourtada, Amani
 Moury, Tashnuva Haider
 Mughrabi, Jamal
 Munoz Ruiz, Lidia Erlinda
 Myana, Swetha
 Nadarajah, Muhammad Azeem
 Naguib Guirguis, Maichel Kamal
 Najjar, Reem
 Nataraj, Hemathangam
 Nath, Mousumi
 Nath, Sumendra K
 Noori, Lamis Mohammed
 Noori, Mahbooba

Otalvaro, Blanca Rendon
 Packer Mohideen, Mohamed Nazeem
 Palit, Nandini
 Patel, Mihir
 Patel, Priyalkumar
 Patrick Poon, Fuk Fal
 Patrus Hindi, Noor Nadeem
 Paulraj, Saravanakumar
 Perez Ramirez, Gustavo J.
 Peyman, Reza (Mark)
 Pick, Blair
 Pick, L
 Pin, Elidia Ilda
 Pinto Plaza, Joffie Tomas
 Polukhina, Mariia
 Ponce, Linda Tous
 Pradhan, Snehasish
 Prescott, Ashleyann
 Prescott, Lola
 Provost, Kathleen Clare
 Quastel, Benjamin Lars
 Rad, Tarana
 Radzikowski, Agnieszka M.
 Radzikowski, Anna
 Ramanathan, Raghavan
 Ramanathan, Varunnath
 Ramsay, Daffodil Vera
 Rasalingam, Sivapackiam
 Rauta, Elena Claudia
 Regional Municipality of Peel.
 Restrepo, John Vasquez
 Reyes Ibiaz, Jon Dexter
 Robinson, Cynthia
 Rod, Obed Benjamin
 Rodriguez, Alina Noda
 Rodriguez, Rolando Oscar
 Roy, Rajiv
 Rubio, Edward
 Ruiz Munoz, Lidia E.
 Rzayeq, Amira
 Saber Charifa, Abdul Nasser
 Saha, Nandita
 Sallam, Manal Mahmoud
 Samman, Diaa
 Sankarakumar, Muruhanand
 Santra, Chandrajit
 Seevaratnam, Kanagaratnam
 Seevaratnam, Shyamala

Sequeira, Jennifer Marina
Sethna, Amy Darayush
Sethna, Darayush Dadabhoy
Shaikh, Tamalur Rahman
Shanmuganathan, Rathees
Siddiqi, Sadrana
Singh, Mansi
Singh, Medha
Singh, Nishant
Sinha, Mitali
Sinha, Sanjay
Slover, Jessica Michelle
Soerjbali Singh, Aarti Angeladevi
Spence, Nicole
Stanford, Karl
Swaidan, Mostafa
Syed Abdel-Karim, Alaa Kamal
Szkubiel, Ashley
Tabayoyong Ibiaz, Hillary Faith
Terro, Iyiad
Teskey, Kevin Frederick
Thiyagarajah, Jeyapushparany
Thiyagarajah, Sobithan
Thiyagarajah, Thampiappa

Thiyagarajah, Tharaniya
Thresia, Sherly
Thwainy, Basil
Tiab, George Aziz
Tikoo, Deepak
Tikoo, Meenakshi
Toledo, Fernando
Torma, Colin
Tran, Kim-Nam T
Trishchenko, Leonid
Trishchenko, Olga
Tummala, Rajithamma
Udtha, Vinay Kumar
Victor Emmanuel, Ann Sharmeale
Wang, Minan
Wasyliw, Gerald R.
Wasyliw, Scott Fitzgearald
Wegg, Gary
Williams, Michael Keith
Williams, Shafiq
Wyndham Roberts, Kyle Andrew
Yala, Expedit Bassana
Yousif Malk, Hiyam Fareed
Yuschyshyn, Steven

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 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 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.