



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-037630-23

In the matter of: 101 Langlois Avenue, Windsor, Ontario, N9A6Y2

Between: Skyline Living Landlord

and

Refer to attached Schedule 2 Tenants

Skyline Living (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 December 9, 2025, at 9:00 AM.

The following parties attended the hearing: The Landlord's Representative, Heather Waese and the Landlord's Agents, Maria Orcajada, Julia Wallace. Tenants from 5 units also attended.

The Certificate of Service filed by the Landlord on November 11, 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: Units 305, 603, 1102.

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

1. The maximum rent increase above the guideline because of capital expenditures is 8.60%. This increase is for the following capital expenditures:
 - a. Balcony Restoration;
 - b. Building Envelope Repairs;
 - c. Roof Replacement; and
 - d. Security System.
2. Where the Landlord's application requests an increase of 11.81%, the maximum increase above the guideline for these units is 8.60%. This increase is to be taken as follows: 3.00% in the first year; 3.00% in the second year; and 2.60% in the third year.

3. Where the Landlord's application requests an increase of 3.43%, the maximum increase above the guideline for these units is 3.43%. This increase is to be taken as follows: 3.00% in the first year; and 0.43% in the second year.
4. The weighted useful life for the capital expenditures is as specified on Schedule 3.
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 the percentage increases and within the time periods set out in Schedule 3.
2. The percentage increase set out in Schedule 3 may be taken in addition to the annual guideline in effect on the increase date for the unit.
3. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 180 days of the date of this order

January 12, 2026

Date Issued

Helen Giannini_____

Helen Giannini

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.
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 4 for information about the date and amount of the rent reduction.
4. The annual guideline for 2023, 2024 and 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

101	505	905
106	506	906
107	508	908
201	601	1001
202	602	1002
203	604	1003
204	605	1004
205	606	1005
206	607	1006
207	608	1007
208	701	1008
301	703	1101
302	704	1103
303	705	1104
304	706	1105
306	707	1106
307	708	1107
308	801	1108
401	802	1201
402	803	1202
403	804	1203
404	805	1204
405	807	1205
406	808	1206
408	901	1207
501	902	1208
502	903	
503	904	

Schedule 2 - Tenants who are Affected by this Order:

Abdalaziz, Awatef
 Abdulhak, Amal
 Abou-Okal, Sohila
 Ahmad, Chawki
 Alis, Yakov
 Allen, Melanie
 Alwan, Akil
 Anger, Gail
 Antovski, Jovan
 Arbour, Matthew
 Arbour, Tyler
 Awde, Salim
 Badri, Naseemo
 Bartolo, James
 Beneteau, Laurie
 Bergeron, Larry
 Bergeron, Margaret
 Bleta, Lindita
 Bracci, Justin
 Brochert, Debbie
 Brown, Cathrine
 Brown, Denise
 Brown, Mary
 Butler, Bonita
 Carr, Nancy
 Charlton, Alexandra
 Chea, Wendy
 Cherukuri, Anup
 Cheswick, Elizabeth
 Cojocar, Dale
 Crouchman, Douglas
 Crowe, Stephen
 Daryos, Bashar
 Davidson, Lindsay
 De Los Santos, Maria
 Desrosiers, Lawrence
 Dumas, Diana
 Edwards, Dennis
 Edwards, Janice
 Findlay, Patricia
 Flore, Martyn
 Flore, Mary
 French, Marc
 Gignac, Ruth
 Gilders, Lorna

Gorael, Maher
 Hakop, Amer
 Hamieh, Allah
 Hamieh, Hussein
 Hamka, Mayssa
 Harper, David
 Hartling, Wade
 Intisar, Mohammed
 Isho Issac, Tereza
 Johnston, Carolyn
 Johnston, Ernest
 Jupp, Ashley
 Kane, Lawrence
 Kersey, Caroline
 Kersey, Dulcie
 Korea, Suha
 Korman, Jasmina
 Lacey, Sharron
 MacLellan, Matthew
 MacMillan, Karen
 Mahmood, Elias
 Marinelli, Philip
 Martin, Allan
 Martinello, Sheila
 Massicotte, Claire
 Matta, Yukti
 McBride, Ronald
 McFarlane, Denis
 McLean, Vicki
 McManus, Samueline
 Mekha, Nahla
 Muscat, Barbara
 Najat, Hermiz
 Nona, Adibah
 Nouredine, Ibrahim
 Ouellette, Jessica
 Parry, Kirk
 Phillip, Bevlyn
 Pike, Charles
 Plantus, Zina
 Pollard, Carrie
 Pouget, David
 Pouget, Diana
 Racine, Denis
 Racine, Diane

Roach, James
 Ruys, Eric
 Schmidt, Ralph
 Shaw, Rose
 Shawawna, Mary
 Soulliere, Ann
 Soulliere, Greg
 Spezowka, Chris
 Stark, Jody
 Steptoe, Patricia
 Tawfiq, Sami
 Toma, Raad
 Towliati, Jamshid
 Vernon, Jean
 Weeks, Howard
 Whiting, Norma
 Yanan, Zareefa
 Yasin, Housam
 Zaid, Rasha
 Zaid, Yousef
 Zeeb, Sindra

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is August 1, 2023**

The Landlord may increase the rent charged for the units affected by this order by the total percentages set out below and within the time periods set out below. These percentage increases may be taken in addition to the annual guideline in effect on the increase date for the unit.

For the period of:	August 1, 2023 to July 31, 2024		August 1, 2024 to July 31, 2025		August 1, 2025 to July 31, 2026			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
101, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
106, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
107, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
201, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
202, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
203, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
204, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
205, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
206, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
207, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
208, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
301, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
302, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
303, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
304, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
306, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
307, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
308, 101 Langlois Avenue	3.00%	3.00%	0.43%	0.43%	0.00%	0.00%	12	3.43%
401, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
402, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
403, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
404, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
405, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
406, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
408, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
501, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%

For the period of:	August 1, 2023 to July 31, 2024		August 1, 2024 to July 31, 2025		August 1, 2025 to July 31, 2026			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
502, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
503, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
505, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
506, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
508, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
601, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
602, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
604, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
605, 101 Langlois Avenue	3.00%	3.00%	0.43%	0.43%	0.00%	0.00%	12	3.43%
606, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
607, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
608, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
701, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
703, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
704, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
705, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
706, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
707, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
708, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
801, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
802, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
803, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
804, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
805, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
807, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
808, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
901, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
902, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
903, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
904, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
905, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
906, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
908, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%

For the period of:	August 1, 2023 to July 31, 2024		August 1, 2024 to July 31, 2025		August 1, 2025 to July 31, 2026			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1001, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
1002, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
1003, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
1004, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
1005, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
1006, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
1007, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
1008, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
1101, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
1103, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
1104, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
1105, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
1106, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
1107, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
1108, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
1201, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
1202, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
1203, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
1204, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
1205, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
1206, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
1207, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%
1208, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	2.60%	2.60%	13	8.60%

Schedule 4 - 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 Schedule 3).

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 Schedule 3).

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.