



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-037406-23

In the matter of: 2930 Wildwood Drive, WINDSOR, Ontario, N8R 1Z3

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 4, 2025.

The following parties attended the hearing on behalf of the Landlord: Rachel Mazur (Landlord's Representative), Alicia Hofland (Landlord's Representative), Julia Wallace (Landlord's Agent) and Robyn Feenstra (Landlord's Representative).

The following parties attended on behalf of the Tenants: Amanda Talluto, Lori Moore, Kyle Turner, Bonnie Broderick and Diane Borland.

The Certificate of Service filed by the Landlord on October 30, 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: 110, 308, 410, 505, 606, 609, 809, 903, 905, 910, 1008, 1009, 1012, 1105 and 1110.

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. Generator Replacement;
 - b. Parking Garage Soffits Repair; and
 - c. Cladding.

2. Where the Landlord's application requests an increase of 1.87%, the maximum increase above the guideline for these units is 1.75%. This increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 0.94%, the maximum increase above the guideline for these units is 0.88%. This increase is to be taken in the first year.
4. Where the Landlord's application requests an increase of 0.38%, the maximum increase above the guideline for these units is 0.36%. This increase is to be taken in the first year.
5. The weighted useful life for the capital expenditures is as specified on Schedule 3.
6. 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 90 days of the date of this order.

January 13, 2026
Date Issued

Cheryl Lavoie
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 4 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:

2930 Wildwood Drive, Windsor, Ontario, N8R 1Z3

107	500	804
109	501	805
111	502	806
112	503	807
200	504	808
201	506	810
202	507	811
203	508	812
204	509	900
205	510	901
206	511	902
207	512	904
208	600	906
209	601	907
210	602	908
211	603	909
212	604	911
300	605	912
301	607	1000
302	608	1001
303	610	1002
304	611	1003
305	612	1004
306	700	1005
307	701	1006
309	702	1007
310	703	1010
311	704	1011
312	705	1100
400	706	1101
401	707	1102
402	708	1103
403	709	1104
404	710	1106
405	711	1107
406	712	1108
407	800	1109
408	801	1111
409	802	1112
412	803	

Schedule 2 - Tenants who are Affected by this Order:

Abdulkareem, Firas & Waleed	Daoud, Janet
Abdullah, Najat	Dauncey, Sara
Ahluwalia, Gauri	Dawod, Mawafoq
Akel, Sameer	Desbordes, Henry
Ali, Ali Abou	Douglas, James
Al-Najjar, Samar	Drobnjakovic, Vladimir
Alshammash, Janan Ibrahim Abudullah	Dugal, Randolph (Randy)
Alshammash, Wasan Janan Israhim	Dwyer, Kristen
Arsenault, Gerald	Elligson, Christopher
Aydin, Emil	Evans, Lee
Aydin, Mustafa	Fahey, Martha
Badgely, Lori	Faria, Robert
Badgley, Melissa	Ford, Elizabeth
Baggio, Deborah	Fralic, Gerry
Baran, Karli	Franz, Douglas
Benn, Donna	Gamble, Julie
Bensette, Spencer	Gander, Jacob
Boggs, Rodney	Gander, Viktorija
Bondarenko, Anton	Gignac, Cheryl
Bondarenko, Valentyna	Gignac, Richard
Bonter, David	Giles, Adam
Borland, Diane	Gutierrez, Damaris
Boshart, Theresa	Hado, Ghaidaa
Boudreau, Brent	Hahn, Constance
Bouwmeester, Willem	Hames, Sonia
Broderick, Bonnie	Haney, Terry
Broderick, Christopher	Harley, Bonnie
Burgon, Noel	Hennawi, Layal
Burns, Carol	Heron, Melissa
Caissie, Claude	Hewitt, Korey
Canadian Mental Health Association	Hewitt, Rachel
Carriere, Tracey	Hopkins, Alan
Cheff, Jamie	Horan, Jami
Cheff, Pamela	Hurley, Mark
Cloutier, Domuniqua	Ivankovic, Mike
Coleman, Tracey	Karadi, Noor Alhoda Mikha
Cormier, Steve	Kaskas, Lisa
Cormier, Tonia	Kavanaugh, Candice
Correia, Betty	Kersey, John
Cota, Barry	Khalaf, Oday
Coull, Joshua	Kippen, Nicole
Cowgill, Breanne	Landry, Evelyn
Crilley, Trudy	Lapointe, David
Daly, Monique	Leclerc, Carol

Levesque, Joseph
Lewis, Suzanne
Maclellan, Helen
Martin, April
Martin, Valerie
Massaad, Jubran
Massaad, Suzanne
Mcagy, Gayle
McCluskey, Kelly
Messina-Ferguson, Melissa
Mills, Madison
Mirkovic, Ilija
Mirkovic, Jovana
Miro, Jachlin
Moore, Brandi
Moore, Lori
Moore, Wyatt
Morin, Brenda
Morin, Tim
Mugisha, Bella
Murphy (Bergeron), Yolande
Nelson, Charlotte
Noble, Timothy
Oppong, Hilda
Osborne, Sarah
Poechman, Jason
Pouliot, Stephane
Prieur, Justin
Reder, Richard
Robinet, Brittney
Rutledge, Mary
Sadler, Susan
Sahabo, Eric
Seguin, Christopher

Seguin, Eric
Seney, Benilda
Seney, Harvey
Shepley, Tyler
Shin, Sunny
Sinasc, Jessica
Sippel, Jordan
Smith, Jonathan
Snider, Cheyenne
Stancic, Daniel
Stevanovic, Dejan
Suta, Steve Alexander
Tabanyi, Susan
Talluto, Amanda
Taylor, Denise
Taylor, Peter
Tellier, Rita
Thapa, Hom
Thapa, Nishan
Thapa, Yuddha
Thompson, Holly
Travis, Alana
Travis, Glenn
Trotti, Christopher
Trotti, Cohen
Trotti, Maria
Trudel, Mark
Turner, Kyle
Valentinis, Vilma
Welna, Shannon
White, Scott
Wiese, Sabrina
Wilson, Penelope

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.

Rental Unit Address Name	Period of August 1, 2023 to July 31, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
107, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
109, 2930 Wildwood Drive	0.88%	0.88%	15	0.88%
111, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
112, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
200, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
201, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
202, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
203, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
204, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
205, 2930 Wildwood Drive	0.88%	0.88%	15	0.88%
206, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
207, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
208, 2930 Wildwood Drive	0.36%	0.36%	20	0.36%
209, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
210, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
211, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
212, 2930 Wildwood Drive	0.36%	0.36%	20	0.36%
300, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
301, 2930 Wildwood Drive	0.36%	0.36%	20	0.36%
302, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
303, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
304, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
305, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
306, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
307, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
309, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%

Rental Unit Address Name	Period of August 1, 2023 to July 31, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
310, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
311, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
312, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
400, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
401, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
402, 2930 Wildwood Drive	0.36%	0.36%	20	0.36%
403, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
404, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
405, 2930 Wildwood Drive	0.36%	0.36%	20	0.36%
406, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
407, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
408, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
409, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
412, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
500, 2930 Wildwood Drive	0.36%	0.36%	20	0.36%
501, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
502, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
503, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
504, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
506, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
507, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
508, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
509, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
510, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
511, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
512, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
600, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
601, 2930 Wildwood Drive	0.36%	0.36%	20	0.36%
602, 2930 Wildwood Drive	0.36%	0.36%	20	0.36%
603, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
604, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
605, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
607, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
608, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
610, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%

Rental Unit Address Name	Period of August 1, 2023 to July 31, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
611, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
612, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
700, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
701, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
702, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
703, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
704, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
705, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
706, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
707, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
708, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
709, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
710, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
711, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
712, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
800, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
801, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
802, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
803, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
804, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
805, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
806, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
807, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
808, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
810, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
811, 2930 Wildwood Drive	0.36%	0.36%	20	0.36%
812, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
900, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
901, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
902, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
904, 2930 Wildwood Drive	0.88%	0.88%	15	0.88%
906, 2930 Wildwood Drive	0.36%	0.36%	20	0.36%
907, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
908, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
909, 2930 Wildwood Drive	0.88%	0.88%	15	0.88%

Rental Unit Address Name	Period of August 1, 2023 to July 31, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
911, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
912, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
1000, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
1001, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
1002, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
1003, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
1004, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
1005, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
1006, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
1007, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
1010, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
1011, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
1100, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
1101, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
1102, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
1103, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
1104, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
1106, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
1107, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
1108, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
1109, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
1111, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%
1112, 2930 Wildwood Drive	1.75%	1.75%	21	1.75%

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 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 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 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 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.