Order under Section 126
Residential Tenancies Act, 2006

File Number: LTB-L-037624-23

In the matter of:	1500 Bathurst Street, Toronto, ON M5P 3L3	
Between:	1500 BATHURST HOLDINGS LTD.	Landlord
	and	
	Refer to attached Schedule 2	Tenants

1500 Bathurst Holdings Ltd. (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 8, 2025.

The following parties for the Landlord attended the hearing: The Landlord's legal representative, Rachel Mazur and the Landlord's agent, Joyce Sodi.

The following Tenant parties attended the hearing: Jessica Gordon, Crystal Sayler, Vaughn Robert Nahdee, Carol Coffrin, Claudette Saintyl, Colette Bessin, Mehtap Aktan, Kelly Nancekivell and Salvador J. Godoy.

The Certificate of Service served by the Landlord on November 6, 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: 205, 207, 301, 304, 305, 401, 409, 502, 603, 701, 705, 802, 903, 1001, 1008, 1108, 1204, 1209, 1409 and 1410.

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

1. The maximum rent increase above the guideline because of capital expenditures is 5.90%. This increase is for the following capital expenditures:

    a. Swimming pool and rear deck concrete repairs.

2. Where the Landlord's application requests an increase of 7.13%, the maximum increase above the guideline for these units is 5.90%. This increase is to be taken as follows:

    a. 3.00% in the first year; and
    b. 2.90% in the second year.

3. The weighted useful life for the capital expenditure is 12 years.

4. The first effective date of the rent increase above the guideline is August 1, 2023.

5. There is a prior Above Guideline Rent Increase (AGI) order, file number LTB-L-007800-23 for this residential complex.
   a. Some of the units in this current application are affected by that prior AGI order. All of the permitted rent increases in the prior AGI order have not yet been taken. As a result, there will be an overlap in the rent increases from the prior and current orders for the affected units.
   b. For capital expenditure work done, the Landlord cannot increase the rent by more than 3% (plus the annual guideline amount) in any one year period even if there are overlapping AGI orders.
   c. The rent increases permitted by this current order may overlap with the increases in the prior AGI order up to the maximum of 3% per year (plus the annual guideline amount). However, if the maximum 3% per year has already been taken under the prior order, some or all of the rent increases in this order will be deferred until the rent increases in the prior order have been taken.
   d. Due to the overlapping order being at the maximum of 3% per year, the increase for this order will not be taken until February 1, 2026.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 5.90% 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 3.00% within the time period of August 1, 2023, to July 31, 2024; and
   b. The Landlord may increase the rents charged by 2.90% within the time period of August 1, 2024 to July 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 120 days of the date of this order.

January 13, 2026
Date Issued

Sonja Hudson
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 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:

202	605	910
203	608	1002
204	609	1003
210	610	1005
302	704	1006
303	708	1007
307	709	1010
308	710	1101
309	801	1103
402	803	1104
403	804	1105
407	805	1107
408	806	1110
410	807	1202
501	808	1205
503	810	1207
507	902	1402
508	904	1403
510	906	1405
602	908	1407
604	909	1408

Schedule 2 - Tenants who are Affected by this Order:

Aktan, Mehtap
Arregui, Nilsa
Badaj, Tom
Bah, Souadou
Barnett, Laura
Bedard, Edel
Bessin, Colette
Blakeman, Alan
Cameron, Kayla
Cardenas, Sarahi
Chiang, Yu-Ting (Tiff)
Coffrin, Carol
Cohen, Yasaman Azadeh
Cromwell, Odessa H.
Da Silva, Daniel
Diano, Victoria M.
Dodick, Michele
Drake, Josephine
Edgar, Erin
Ellis, Adam
Flear, Kathleen
Foldes, Gita
Fraiman, Joshua
Ganeshamoorthy, Thusithan
Geremedhin, Hintsa
Gheorghiu, Octavian P.
Godoy, Alejandrina
Godoy, Salvador J.
Gordon, Jessica
Grynasiuk, Dariusz
Gumusay, Aziz H.
Hogg, Jacob
Houmour, Faiza
Hudson, Carrie
Hugh, Sarah-Marie V
Jolly, Louise Gloria
Joundi, Talia
Keresztes, Gabor
Kuleba, Carol Ann Barnes
L'Affeter, Nolwenn
Ladines, Teresa
Laplaine, Bernadette
Lavery, Robert J.
Lethbridge, Lauren
Logue, Nicholas
Lopez, Mendiola Joaquin
Luangraj, David Pagna
Mala, Paula
Mccay, Joanne
Mcdermott, Nadine Cassandra
Mendez, Pedro
Milaj, Artan
Millington, Abraham
Millington, Deborah
Nahdee, Glaiza B.
Nahdee, Vaughn Robert
Nancekivell, Kelly
Penbeci, Nesrin
Permato, Elenita
Persaud, Alicia
Rampersad, P. Goura
Rondina, John
Rosa, Claudia
Saintyl, Claudette
Sayler, Crystal
Silva, Laurie
Sinan, Alma
Sinclair, Emily
Smith, Matthew
Spilka, Alicia
Spina, Christopher
Thorp, Jan Charles
Toida, Asako
Villacres, Karina
Weeks, John
Weiler, Liara
Wells, Megan
Wishart, Nick

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.