



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-037622-23

In the matter of: 7030 Casey Street, Niagara Falls, ON L2J 3G1

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 2, 2025. The following parties attended the hearing: the Landlord's Representatives, Rachel Mazur and Alicia Hofland, the Landlord's Agents, Julia Wallace, Dan Dowling and Kayla St-Pierre and the Tenants, Victoria Cardill of unit #102, Sandra VanZant of unit #101, Deborah Bunn of unit #202, Carol McKay of unit #103, Cindy McNaughton of unit #201, Stephanie Forward of unit #109, Daniel Epp of unit #209, Leanne Steinfort and Tenant Support, Caleb Essex of unit #106.

The Certificate of Service filed by the Landlord on November 2, 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: 203, 302, 306, 306 and 310.

At the hearing the Landlord also removed unit #211 and Unit #304.

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

1. The maximum rent increase above the guideline because of capital expenditures is 6.00%. This increase is for the following capital expenditures:
 - a. Masonry & Cladding;
 - b. Heating & Domestic Hot Water Boilers;
 - c. Security System; and
 - d. Cladding Painting.
2. Where the Landlord's application requests an increase of 0.23% the maximum increase above the guideline for these units is 0.21%. This increase is to be taken in the first year.

3. Where the Landlord's application requests an increase of 4.14%, the maximum increase above the guideline for these units is 3.77%. This increase is to be taken as follows: 3.00% in the first year; and 0.77% in the second year.
4. Where the Landlord's application requests an increase of 6.63%, the maximum increase above the guideline for these units is 6.00%. This increase is to be taken as follows: 3.00% in the first year; and 3.00% in the second 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

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 4 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:

101
102
103
104
105
106
107
108
109
110
111
112
201
202
204
205
206
207
208
209
210
212
307
308
309
311

Schedule 2 - Tenants who are Affected by this Order:

Aguilar, Alejandra
Aguirre, Leidy
Atkinson, Naomi
Betts, Leila
Bezan, Ryan
Bhimani, Asif
Bhimani, Zahira
Bunn, Deborah
Bunn, Randy
Cardill, Victoria
Charland, James
Duggan, Christian
Duque, Sandra
Durrant, Sarah
Epp, Daniel
Fortais, Terry
Forward, Stephanie
Gould, Jennifer
Mckay, Carol
Mckay, Terrence
McNaughton, Cindy
Morden, Dylan
Nan, Travis
Paradiyil, Nejin
Pizzi, Dennis
Quy, Tu
Rheaume, Linda
Ross, Krystal
Santos, Steven Omotayo
Steinfort, Leanne
Terreberry, Blaine
Thomas, Liyara Tesela
Thompson, David
Tran, San
Triana, Leonardo
VanZant, Peter
VanZant, Sandra
Wekesa, Enyslim
Wright, Kali

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			
Rental Unit Address	% 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, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
102, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
103, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
104, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
105, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
106, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
107, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
108, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
109, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
110, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
111, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
112, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
201, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
202, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
204, 7030 Casey Street	0.21%	0.21%	0.00%	0.00%	10	0.21%
205, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
206, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
207, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
208, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
209, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
210, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
212, 7030 Casey Street	3.00%	3.00%	0.77%	0.77%	18	3.77%
307, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
308, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
309, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%
311, 7030 Casey Street	3.00%	3.00%	3.00%	3.00%	17	6.00%

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.