



**Order under Section 126
Residential Tenancies Act, 2006**

File Number: LTB-L-048834-24

In the matter of: 100 – 163 Tullamore Court, Brampton, Ontario, L6W 1J4

Between: 100-163 Tullamore Court Ltd c/o Landlord
Gulf Pacific Investments (1982) Ltd

And

Refer to attached Schedule 2 Tenants

100-163 Tullamore Court Ltd c/o Gulf Pacific Investments (1982) 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 15, 2025. Paralegal, Allistair Trent, Director of Assets Management, Barbara McCarthy, and Property Manager, Glenice Campbell attended on behalf of the Landlord. Tenants, Samantha Forbes (AKA Samantha Scott), Manda Cabraja, Doreen Stinson (Daughter: Casey Stinson), Julie Gabriel, Andrew Rumsby, Jennifer Lambert (AKA Jennier Lambert), Sydney George Herbel (Daughter: Kimesha Powell), Eyeza Diana Jiminez Scott Robert Jenkins (AKA Scott Robert Mcleish), Victoria Donaldson.

Preliminary Matter: The parties agree to correct the spelling of the Tenants' names: Samatha Forbes, Jennifer Lambert, and Scott Robert Jenkins.

The Certificate of Service filed by the Landlord on November 14, 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: 104, 109, 161, and 162.

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

1. The maximum rent increase claimed by the Landlord for an above the guideline because of capital expenditures is 1.78% (applying the costs equally to all units) for the following capital expenditures:
 - a. Garbage and recycling

- b. Asphalt paving and catch basin repairs
 - c. Circuit Breaker electrical upgrade
 - d. Window replacements
 - e. Window well and foundation repairs
 - f. New Doors
2. The weighted useful life for the capital expenditure is 15 years.
 3. Where the Landlord requested an increase of 1.78%, the increase above the guideline for the units covered in this application is 1.70%. This increase is to be taken in one year.
 4. Where the Landlord requested an increase of 0.78%, the increase above the guideline for the units covered in this application is 0.78%. This increase is to be taken in one year.
 5. The first effective date of the rent increase above the guideline is October 1, 2024.
 6. The parties will have 120 days after the issuance of the order to pay any sum of money that is owed as a result of this order.

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 120 days of the date of this order.

January 19, 2026
Date Issued

Shawn Hayman
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:

100 Tullamore Court, Brampton, Ontario, L6W 1J4
101 Tullamore Court, Brampton, Ontario, L6W 1J4
102 Tullamore Court, Brampton, Ontario, L6W 1J4
103 Tullamore Court, Brampton, Ontario, L6W 1J4
105 Tullamore Court, Brampton, Ontario, L6W 1J4
106 Tullamore Court, Brampton, Ontario, L6W 1J4
107 Tullamore Court, Brampton, Ontario, L6W 1J4
108 Tullamore Court, Brampton, Ontario, L6W 1J4
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160 Tullamore Court, Brampton, Ontario, L6W 1J4
163 Tullamore Court, Brampton, Ontario, L6W 1J4

Schedule 2 - Tenants who are Affected by this Order:

Abdirashid, Ebyan	Forbes, Samantha	Navarro, Hector
Adgbite, Jumoke	Gabriel, Jason	Navarro, Luvis Orrieta
Agbovu, Wori	Gabriel, Julie	Noseworthy, Ryan
Akinnifesi, Bola	Gibbons, Ellen	Omoleye Akinnifesi, Janet
Akyere, Abena	Gillam, Allister	Omowunmi Adisa, Taye
Alcock, Gerald	Goddard, Jack	Phan, Trinh
Ameyaw, Emmamuel	Hann, Brian	Quirk, Harold
Anderson, Kirby	Hann, Elizabeth	Reid, Christine
Anderson, Robert Thomas	Hann, Manuel	Reid, Eli
Angrove, Paul	Herbel, Sydney George	Reid, Jean
Anthonthas, Eucharista	Hillyard, Teresa Lynn	Rufai, Mulikat Bolanle Sodiq
Nanthini	Huie, Annetta	Rumsby, Andrew
Asante, Faakiwaa	Hynes, Greg	Samuels, Michael
Banack, Robert	Jacobs, Bernice	Scott, Colin
Banchon, Roberto	Jacobs, Eddie	Shipman, Shaylynn
Barnes, Wanda	Jenkins, Scott Robert	Silva, Michael
Barrett, Leslie	Jiminez, Eyeza Diana	Silva, Silvia
Bigeau, Daniel Joseph	Kunle, Adesina	Simoes, Debbie Costa
Edward	Lambert, Jennifer	Simoes, Felismina
Boudreau, Tammy	Laur, Gerry	Skinner, Judy
Cabraja, Hvroje	Lawlor, Ansel John	Soper, Kelly
Cabraja, Jakov	Lawlor, Pat	Stinson, Doreen
Cabraja, Manda	Lebleu, Annette	Taylor, Deanna
Carvalho, Jooquim	Lebleu-Howe, Leslie	Traikopolis, Danny
Chaytor, James	Lebleu-Howe, Stacey	Walkem, Robert
Churchill, David	Lombardo, Angelina	White, David
Clarke, Carona	Macdonald, Charles	White, Norma
Codogon, Claude	Macdonald, Lisa Marsh	White, Tina
Collins, Nina	Mcleish, Rejanne	Wientjes, Angela
Davis, Qwen	Membreno, Ernesto	Wientjes, Will
Demebo, Joshua	Mitchell, Gianni	Woods, Craig
Diaz, Patricia	Morrison, Harold	York, Paulette
Diaz-Cruz, Manuel	Nash, Melanie	York, Stanley
Donaldson, Victoria	Nash, Raymond	Young, Matt
Drope, Christopher	Navarro, Claudia	

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is October 1, 2024**

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				
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
100 Tullamore Court	1.70%	1.70%	15	1.70%
101 Tullamore Court	1.70%	1.70%	15	1.70%
102 Tullamore Court	1.70%	1.70%	15	1.70%
103 Tullamore Court	1.70%	1.70%	15	1.70%
105 Tullamore Court	1.70%	1.70%	15	1.70%
106 Tullamore Court	1.70%	1.70%	15	1.70%
107 Tullamore Court	1.70%	1.70%	15	1.70%
108 Tullamore Court	1.70%	1.70%	15	1.70%
110 Tullamore Court	1.70%	1.70%	15	1.70%
111 Tullamore Court	1.70%	1.70%	15	1.70%
112 Tullamore Court	1.70%	1.70%	15	1.70%
113 Tullamore Court	1.70%	1.70%	15	1.70%
114 Tullamore Court	1.70%	1.70%	15	1.70%
115 Tullamore Court	1.70%	1.70%	15	1.70%
116 Tullamore Court	1.70%	1.70%	15	1.70%
117 Tullamore Court	1.70%	1.70%	15	1.70%
118 Tullamore Court	1.70%	1.70%	15	1.70%
120 Tullamore Court	1.70%	1.70%	15	1.70%
121 Tullamore Court	1.70%	1.70%	15	1.70%
122 Tullamore Court	1.70%	1.70%	15	1.70%
123 Tullamore Court	1.70%	1.70%	15	1.70%
124 Tullamore Court	1.70%	1.70%	15	1.70%
125 Tullamore Court	0.78%	0.78%	15	0.78%
126 Tullamore Court	1.70%	1.70%	15	1.70%
127 Tullamore Court	1.70%	1.70%	15	1.70%
128 Tullamore Court	1.70%	1.70%	15	1.70%
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156 Tullamore Court	1.70%	1.70%	15	1.70%
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159 Tullamore Court	1.70%	1.70%	15	1.70%
160 Tullamore Court	1.70%	1.70%	15	1.70%
163 Tullamore Court	1.70%	1.70%	15	1.70%

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 2024 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 2024 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.