



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-044272-24

In the matter of: 200 Ste. Anne Road, Sudbury, Ontario P3C 5M4

Between: 238 STE ANNE ROAD LIMITED Landlord

and

Refer to attached Schedule 2 Tenants

238 STE ANNE ROAD LIMITED (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.

The Landlord's legal representative, Al Dharsee, the Landlord's agents, Jason Ceming and Sherri German attended the Case Management Hearing.

The following Tenants attended the Case Management Hearing: James Bolt (Unit 702), Corey Dumencu (Unit 707) and David Bozic (Unit 1008).

The Certificate of Service filed by the Landlord on November 12, 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 unit: 104, 403, 405, 408, 410, 504, 607, 608, 706, 708, 709, 710, 808, 811, 905, 908, 1002, 1005, 1009, 1103, 1111, 1112, 1201 and 1206.

The Certificate of Service filed by the Landlord on November 12, 2025, indicates that some Tenants listed in the application were not served with the application and notice of hearing. The Board shall therefore amend the application by removing these Tenants. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to the following Tenants: Eugene Grondin, Grace Moyle, Bernadette Landry, Laci Mcdanold, Gerard Faubert, Harsemran Kaur, Darshit Kharachariyu and Dan Servant.

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

1. The maximum rent increase above the guideline because of capital expenditures is 2.16%. This increase is for the following capital expenditure:
 - a. Balconies Rehabilitation.

2. Where the Landlord's application requests an increase of 2.51%, the maximum increase above the guideline for these units is 2.16%. This increase is to be taken as follows: 2.16% in the first year.
3. The weighted useful life for the capital expenditure is 15 years.
4. The first effective date of the rent increase above the guideline is September 1, 2024.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 2.16% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken within the time period of September 1, 2024 to August 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 270 days of the date of this order.

January 20, 2026
Date Issued

Floredana Ungureanu
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 3 for information about the date and amount of the rent reduction.
4. The annual guideline for 2024 and 2025 is 2.50%.

Schedule 1 - Units affected by this Order:

101	411	901
103	412	902
106	501	903
107	502	904
108	505	906
111	506	907
202	507	909
203	508	910
204	509	911
205	511	912
207	512	1001
208	601	1003
209	602	1006
210	603	1007
211	604	1008
212	606	1012
301	609	1102
302	610	1104
303	611	1105
305	612	1106
306	702	1107
307	703	1108
308	704	1109
309	705	1202
310	707	1204
311	711	1205
312	712	1207
401	801	1208
402	802	1209
404	803	1210
406	805	1211
407	807	1212
409	810	

Schedule 2 - Tenants who are Affected by this Order:

Albert, Corey	Finn, Marie	Patel, Aesha
Armstrong, Tamara	Furchner, Elizabeth	Patel, Jay
Arora, Akshay	Furchner, Roderick	Patel, Karan
Arseneau, Sue	Gagne, Monette	Patel, Karan
Bailey, Sandra	Gagne, Victor	Patel, Keyur
Bailey, Sandra	Gainer, Edward	Patel, Mit
Beauchamp, Craig	Gandhi, Soham	Patel, Parth
Beauvais, Tiffany	Gauvreau, Cory	Patel, Raj
Bedard, Lise	Gervais, Eric	Patel, Sahil
Bellefeuille, Carmen	Gervais, Mathieu	Patel, Vishwaben
Bertrand, Denise	Gill, Frank	Pavan, Enzo
Berube, Sandra	Grenier, Wendy	Pelletier, Monique
Bigras, Leo	Guenette, Guy	Poitras, Lynn
Bolt, James	Guenette, Nadine	Portelance, Francine
Boucher, Ernest	Guilbeault, Alice	Portelance, Rita
Boucher, Patricia	Henri, Richard	Provencher, Rita
Boucher, Pauline	Henry, Francis	Roberts, Denise
Boudreau, Janelle	Josh, Yesha	Roque, Wilma
Boyd, Jeannine	Joshi, Raj	Russell, Pamela
Bozic, David	Kaur, Jasmeen	Savaliga, Leena
Bradley, Bridgette	Koppela, Harsh	Servant, Elizabeth
Brisson, Alex	Kumar, Pawan	Seta, Arun
Brosseau, Irene	Lalonde, Linda	Shah, Samanth
Byrnes, Connie	Lalonde, Rodolphe	Smith, Julia
Carriere, Deborah	Lamarche, Georgette	Solomon, Nathan
Carriere, Donat	Landry, Alex	Songade, Arani
Carriere, Solange	Landry, Holly	Soni, Parita
Closs, Joel	Langlois, Leonard	St.George, Marguerite
Cook, John	Laurin, Laurie	St.Germaine, Rolly
Cote, Ivan	Lavoie, Juliette	St.Martin, Pauline
Cuthbert, Rodrique	Levert, Evelyn	St. Pierre, Victor
Daoust, Claire	Macartney, Scott	Stanek, Mary
Demers, David	MacLennan, Victoria	Stata, James
De Montigny, Tanisha	McMahon, Louise	Sturgeon, Jacob
Depatie, Laurent	Mirza, Bianca	Szczerdowski, Joseph
Deschamps, Andre	Modh, Vansh	Talavia, Kishan
Deschamps, Dorian	Morin, Angie	Thakor, Vaishali
Deschamps, Solange	Morin, Ron	Thibeault, Travis
Desormeau, Doris	Naik, Krina	Thompson, Darlene
Desormeau, Gerald	Nareshbhai Devani, Dhrau	Thompson, Gary
Duclos, Sam	O'neil, Irene	Villemere, Tammy
Dumencu, Corey	O'neil, James	Whalen, Cliff
Fantetti, Connie	Orpa, Rifah	Williams, Joan
Faubert, Anita	Pa, Aditya	

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 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 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 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 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.