



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

File Number: LTB-L-019307-25

In the matter of: 380 Waterloo Avenue, Guelph, ON, N1H 7H8

Between: Homestead Land Holdings Limited Landlord

And

Refer to attached Schedule 2 Tenants

Homestead Land Holdings 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.

This application was resolved by written hearing. The Board received submissions from the Landlord and the Tenant: Byron Pettigrew. The Landlord replied to the Tenants.

It is determined that:

Municipal Taxes and Charges

1. The Landlord justified a rent increase above the guideline because of an extraordinary increase in the municipal taxes and charges. I find that the increase in the municipal taxes and charges is “extraordinary” because the percentage increase between the reference year and the base year is greater than the guideline rent increase plus 50% of the guideline (section 28 of O. Reg. 516/06).
2. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.43%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on November 4, 2025, indicates that some rental units listed in the application were not served with the application and notice of hearing. The LTB 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, 501, 511, 607, 609, 801, 802, 808, 902, 1008 and 1112.
4. The first effective date of the rent increase above the guideline is July 1, 2025.

5. The Board received submissions from Byron Pettigrew. These submissions concerned the validity of and clarification of the Notice of Rent Increase (N1 Form) the Tenant received.
6. The validity of the Notice of Rent Increase forms (N1 form) the Tenants received or allegations of unlawful rent increases are not issues that the Board can consider under this application and is therefore not relevant to these proceedings. If the Tenants believe there has been an illegal increase they are entitled to file their own applications at the Board in respect of these issues but must do so no later than one year after the rent increase came into effect.

It is ordered that:

1. The Landlord may increase the rents charged by 0.43% 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 July 1, 2025, to June 30, 2026.
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 60 days of the date of this order.

January 20, 2026

Date Issued

Luciella Longo

Member, 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 Landlords 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 Tenants moved in, and if the Landlords have given the Tenants at least 90 days proper Notice of Rent Increase.
2. If the Landlords have given a Notice of Rent Increase for a rent increase that is less than the ordered increase, the Landlords may only take the rent increase set out in the Notice.

3. The annual guideline for 2025 is 2.50% and 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

380 Waterloo Avenue, Guelph, ON, N1H 7H8

0101	0206	0309	0412	0605	0710	0905	1009
0102	0207	0310	0502	0606	0711	0906	1010
0103	0208	0311	0503	0608	0712	0907	1011
0104	0209	0312	0504	0610	0803	0908	1012
0105	0210	0401	0505	0611	0804	0909	1101
0106	0211	0402	0506	0612	0805	0910	1102
0107	0212	0403	0507	0701	0806	0911	1103
0108	0301	0404	0508	0702	0807	0912	1104
0109	0302	0405	0509	0703	0809	1001	1105
0110	0303	0406	0510	0704	0810	1002	1106
0111	0304	0407	0512	0705	0811	1003	1107
0201	0305	0408	0601	0706	0812	1004	1108
0202	0306	0409	0602	0707	0901	1005	1109
0203	0307	0410	0603	0708	0903	1006	1110
0204	0308	0411	0604	0709	0904	1007	1111

Schedule 2 - Tenants who are Affected by this Order:

Abdi, Mulki	Habte, Rufael	Moffat, Tom
Addeo, Jordan	Haileab, Almaz	Momin, Rahil
Agboro, Kelvin	Hall, Rhys S.	Monok, David
Atikpo, Elom Yao Tete	Hammond, Kerria	Morgan, Luke
Bairu, Almaz Issac	Hansen, Angela	Nagose, Tesfaldet Meskel
Bakopoulos, Sotirios	HARRIS, HEATHER	Nesbit, Jennifer
Barclay, Donna	Hasebu, Arhet	Newman, Cynthia
BEATTIE, JESSICA	HAUGEN, ERIC	Newman, Roy
Bertrand-Brewster, Tamara	Henry, Heather	Okubaslasie, Tiebe
Betts, Judith	Hodge, Kevin	Panneton, Paulette
Billings, Bill	HOWARD, CRAIG	Parkin, Craig
Burgess, Linda	Howard, Lauren	Pauze, Danika
Butler, Josh	Hughes, Paul	Pettigrew, Byron
Cameron, David	Hull, Lisa	PIOVESON, CHRISTY
Caro, Maria	Illsley, Pam	Reeves, Julia
CHADDER, DIANNE	Imai, Janice Hitomi	Robertson, John
Chalmers, Andrew	IRELAND, ROSS	Roddy, Susan
Chamberlain, Matthew	Jaafo, Mahmoud Hameed	Rosekat, Ronald
Church, Larry	Jacques, Raymond	Roth, Jordan
CONNOR, GAIL LOUISE	Johnson, Malcolm	Schilke, Stacey
CONNOR, JAMES PETER	Johnson, Sharon	SCOTT, CAMERON
Cunningham, Carol	Jonker, Margaret	Scott Herman,
Cupelli, Cassia	Jordan, Victoria	SUPERINTENDENT
Curran, Sabryna	Kacmarova, Katarina	Scroccano, Laura
Devine, Joanne	Kahsay, Yohannea	Shah, Purvin
Devine, Terrance	Karbakhsh Ravari, Zahra	Smith, Daniel
Dorsch, Roderick	Kelley, Colleen	Smith, Mae Amor
Doyle, Jillian Jaegge	Khaliq, Faiqa	Sokk, Saara
Eagleson, Heather	Kosmas, Christina	Spolitakiewicz, Sebastian
East, Ronald	Ly, Nhan	Spolitakiewicz, Wojciech
Esson, Asley	MacDonald, Claudette	Sprason, Steven
Evinou, Lynsey	MacIsaac, Erin	STEWART, GORDON
Eyob, Tedros	MacSween, Glenda	Sumka, Rebecca Isabell
Fitzsimons, John	MAGINNIS, STEPHEN	Mary
Fogg, Cal	Malcolm, Lorna	TARRAH, ARMIN
FRANOLLA, MARK	Maltby, Jessica	Tekleab, Yonas
FRASSON, VIRGINIA	MATHESON, BRENDA	Terrell, Kim
GAL, CSABA	McCaig, Jacob	Teschke, Keven
Gatti, Gustavo	McCann, Mary Ellen	Tesfamichael, Isayas
Gebremariam, Simon	McGilly, Patrick	Tewelde, Tomas
Ghasemnejad, Merajaddin	Merlihan, Patricia	Toledo Barros Diederichsen,
Gottschalk, Casie	MIDDLETON, ANDREW	Anita
Graves, Andrew	Mihreteab, Sofia	Tolooezarrin, Ali
Grist, Evelyn	Milligan, Ryan	Trzcinski, Peter

Tsoutsos, Argiro
Tuck, Donald
TURCOTTE, JUSTIN
Turcotte(Asselin), Nicole
Ullah, Sibghat
VINCENT, MICHELLE
WALL, SHAUN

Wallace, Colleen
Warford, Bobbi
Watson, Charles
Watson, Whitney
Watterson, Edward
Weeks, Matthew
White, Carol

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Wildfong, Karen
WILSON, SHELLEY
Wong, Laura
Zhu, Da-Cheng
Zhu, Jun