



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-056284-23

In the matter of: 100 Taunton Road East, Oshawa, Ontario, L1G 7N1

Between: Taunton Co-Tenancy Limited c/o Realstar Management Partnership Landlord

And

Refer to attached Schedule 2 Tenants

Taunton Co-Tenancy Limited c/o Realstar Management Partnership (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 16, 2025.

Christopher Zhu, Kimberley Szorady, Camila Nunes and Mike Wirch appeared as agents for the Landlord.

Rachel Mazur appeared as the Landlord's legal representative

Brian Hall appeared as the legal representative for the Tenants in Unit 29

The Tenants from the following units attended the hearing: 2, 9, 11, 12, 27, 29, 30, 35, 37, 40, 43, 48, 50, 51, 59, 67, 88 and 90.

The Certificate of Service filed by the Landlord on November 13, 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: 4, 36, 38, 44, 76, 77, 78, 80, and 82.

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

1. The maximum rent increase above the guideline because of capital expenditures is 1.25%. This increase is for the following capital expenditures:
 - a. Concrete Sidewalk and Asphalt;
 - b. Surveillance System;
 - c. Roof Replacement;
 - d. Front Entry Door Replacement;
 - e. Fence Replacement;
 - f. Patio Door Replacements;
 - g. Tree Trimming and Removal;
 - h. Retaining Wall;
 - i. Signage;
 - j. Pool Deck Restoration; and
 - k. Irrigation System Repair
2. Where the Landlord's application requests an increase of 1.84%, the maximum increase above the guideline for these units is 1.25%. This increase is to be taken in the first year.
3. The weighted useful life for the capital expenditures is 16 years.
4. The first effective date of the rent increase above the guideline is September 1, 2023.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 1.25% 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 1.25% within the time period of September 1, 2023 to August 31, 2024.
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 90 days of the date of this order.

January 21, 2026
Date Issued

Andrew Rowell
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 Taunton Road East, Oshawa, Ontario, L1G 7N1

1	46
2	47
3	48
5	49
6	50
7	51
8	52
9	53
10	54
11	55
12	56
13	57
14	58
17	59
18	60
20	62
21	63
22	64
24	65
25	67
26	71
27	72
28	74
29	75
30	78
31	79
32	81
33	83
34	84
35	85
37	86
40	87
41	88
42	89
43	90
45	91

Schedule 2 - Tenants who are Affected by this Order:

Ahmed, Masroor
Ali, Shazam
Arnott, Tina
Bergeron, Maurice
Bilenduke, Jeremy
Bilenduke, Stephen
Blais, Kevin
Bott, Brenda
Bradley, David
Brown, Laura
Buchanan, Evon
Carrigan, Patricia
Corvec, Debra
Craggs, Phillip
Crouse, Brad
Curtis, Stephen
Deadman, James
Dimitropoulos, Effie
Doucet, Shirley
Doucette, Wayne
Doyle, Jennifer
Finn, Kim
Flarity, Adam
Fortin, Wendy
Fowler, Robert
Good, John
Good, Petra
Goulet, Wendy
Groves, Stephen
Habara, Courtney
Hand, Deandra
Hanna, Megan
Hutcheson, Dave
Hyde, Julia
Jones, April
Kelloway, Judy

Kowalski, Dave
Ledger, Ashley
Levesque, Stephan
Macaulay, Kyle
Mackenzie, Jason
Mark, Edmondson
Martin, John
Mcbride, Stacie
McCabe, Robert
Milley, Steven
Mundy, David
Ono, Efetobo
Paddenburg, Ashley
Patton, Maureen
Pereira, Shermain
Pounder, Michael
Quinn, Kristen
Renny, Scott
Safdar Rizvi, Syed
Schoonbroodt, Sonya
Shears, Robert
Singh, Dale
Smith, Carol-Anne
Sokolowski, Jason
Stewart, Michael
Tam, Ta
Thompson, Christopher
Thompson, Clay
Thorington, Jim
Thrasher, Tyler
Ubando, Nonjoyce
Umberto, Damele
Usick, Don
Wheatcroft, Clifford
Whyte, Garnet
Woodcock, Krystal

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 the period 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 this 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 the period 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 this 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.