



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

File Number: LTB-L-018994-25

In the matter of: 33 Cardigan Street, Guelph, ON, N1H 3Z5

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 Tenants: Maureen Ault, Simon Plunket and Gesche Schwartkop. 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 0.46%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on November 3, 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: 202, 208, 406, 411, 502, 602, 603 and 804.

4. The first effective date of the rent increase above the guideline is July 1, 2025.
5. The Board received submissions from Maureen Ault, Simon Plunket and Gesche Schwartkop. In their submissions, the tenants raise maintenance issues which included bed bug and cockroach infestation, missing electrical outlet covers, snow clearing, laundry room maintenance, fire alarm and emergency signal issues, garbage room odours and maintenance, and poor workmanship.
6. Subsection 126(12) of the Act refers to serious, ongoing breaches of the Landlord's maintenance obligations. I am not satisfied that maintenance issues raised by the Tenants, even if they remain outstanding, would rise to the level of a serious breach of the Landlord's maintenance obligation. A disrepair problem that is not "serious" as that term is used under the Act is not relevant to these proceedings. However, the Tenant(s) is entitled to file their own applications at the Board in respect of these issues.

It is ordered that:

1. The Landlord may increase the rents charged by 0.46% 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 21, 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% 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

33 Cardigan Street, Guelph, ON, N1H 3Z5

0803	0908	1012	0105	0212	0404	0511	0705
0805	0909	1101	0106	0301	0405	0512	0706
0806	0910	1102	0107	0302	0407	0601	0707
0807	0911	1103	0108	0303	0408	0604	0708
0808	0912	1104	0109	0304	0409	0605	0709
0809	1001	1105	0110	0305	0410	0606	0710
0810	1002	1106	0111	0306	0412	0607	0711
0811	1003	1107	0201	0307	0501	0608	0712
0812	1004	1108	0203	0308	0503	0609	0801
0901	1005	1109	0204	0309	0504	0610	0802
0902	1006	1110	0205	0310	0505	0611	
0903	1007	1111	0206	0311	0506	0612	
0904	1008	1112	0207	0312	0507	0701	
0905	1009	0102	0209	0401	0508	0702	
0906	1010	0103	0210	0402	0509	0703	
0907	1011	0104	0211	0403	0510	0704	

Schedule 2 - Tenants who are Affected by this Order:

Agar, Jesse	Gartshore, Matthew
Al Mohamad, Moutaz	Ghebremariam, Hagher
Alobeed, Aahd	Ghebrghorgis, Helen
Als, Kelsey	Girolamo, Josie
Archbell, John	Graham, Molly
Archbell, Kay	Granger*, Laura
Arthurton, Chris	Granville, Karen
Ault, Maureen	Granville, Ronnie
BALAYEWICH, STEVEN	Hamze, Zana
Balyasin, George	Hanna, Emily
Bamsey, Michael	Hantal, Yordanos
Bayne, Macquela	Harper, Samuel Nathan
Beaumont, Jason	Hatt, Deborah E.
Bellaire, Jason	Heywood, Courtney
BENNETT, BRUCE	Heywood, Trevor
Benning, Andrea	Hickey, Cody
BHATIA, ADIL	Howard, James
Boily, Carolyn	Hunnisett, Roblynn
Broadbent, Allison	Hunt, Carly Rebecca
Brooks, Martin	Isaienko, Yevheniia
BURROWS, JEAN	Ivanore*, Theresa
Butt, Andrew D.	James, Erin Anne Michelle
Camp, Wyatt William	JANZEN, HENRY
Carter, Carol	Kashif Ali, Malik
CARTER, LUCAS	Kebede, Thewodros
Cassidy-Skof, Joseph William	KELLY, ANGELA
Chambers, Heather	Kheng, Amanda
Cicero, Charles A.	Kippers, Aaron
Clarke, Jonah	Knowles, Ryan
Cole, Robert	Lafond, Sherri
Crews, Shawn	LeBlanc, Anthony
Currah, Leanne	Lewin, Robert
DESIDERIO, ANN MARIE	Livingstone, Tyler
Edwards, Avery	Lyon, Samantha Patricia
Edwards, Judith K.	MACINTOSH, TERRY
Eken, Jessica Agnes Maria Cornelia	Mack, Samara Alida
Elfay, Yacob	MacNeil, Craig
Elsasser, Judith	MacNeil, Gordon
Escobar, Mayhery	Magabilin, Katherine
Falconer, Reanna	Marsh, Jasmine
Ferreira, Aria	Martins, Amanda Simone
Fortushniok, Evan	Martins de Oliveira Alves, Arthur
FROSST, LANGE	McEwan, Holly
Gallop, Rosemary	McLelland, Teresa

McMann, Robert Tyson James
Measho, Goitom
Mehari, Merhawi Yowhans
Mercer, Steven
Miner, Danielle
Moore, Amanda
Mukandabuka, Denyse
Mussa, Mogos
Nelson, Brittany
Nemes, Valeria
Neuman, Abigail
Nimelman, Noah Michael
Oliveira, Madalena
Osegueda, Mauricio
Oxley, Matthew
Oxley, Stephen
Pattison, Keegan
Pfeffer, Diana
Plater, Lindsay
Plunkett, Simon
PRESKI, KRIS
Rafuse, Leslie
Reinders, John
Rolle, Kiah
S. Serafin, SUPERINTENDENT
Schwartkop, Gesche
Sediqi, Abdul

Sediqi, Bibi
Shafie, Hesam
Slaney, Christian
Smith, Brittany
SMITH, JOSHUA
Smith, Matthew
Smith, Susan
Smith, Victoria
SOLDATOV, DMITRI
Sorbara, Annette
Stevenson, Claire
Stocker, Claudia
Szigligeti, Szabolcs
Tesfai, Tiblez
Todorovich, Bradley
TRISCH, NATALIE
Turner*, Sarah
Van Adrichem, Julianna
Van Berkel, Lauri
Van Berkel, Paul
WHITE, LAURIE
Wurr, Christopher Brad
Yemane, Semhar
Young, Jacob
Zemo, Finan
Zere, Mehret Kubrom