



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

**File Number:** LTB-L-066968-23

**In the matter of:** 76 Tecumseh Road East, Windsor, Ontario N8X 2P7

**Between:** Amiraco Properties Inc. Landlord

**and**

Refer to attached Schedule 2 Tenants

Amiraco Properties Inc. (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 17, 2025.

The following parties attended the hearing: the Landlord's Representative, Milan Seres, the Tenant from unit 501, and the Tenant's Supporter, Todd Turner.

The Certificate of Service filed by the Landlord on December 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 10 units: 205, 303, 305, 309, 407, 506, 602, 608, 609 and 706.

The Certificate of Service filed by the Landlord on December 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 tenant: Frederick Belanger.

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

1. The application is amended to update the information the Landlord provided on Schedule 2, Details of Capital Expenditures, Part B to be accurate and in accordance with the legislation; and as a result, the maximum increase above the guideline has been recalculated and reduced, accordingly.

2. The maximum rent increase above the guideline because of capital expenditures is 0.52%. This increase is for the following capital expenditures:
  - a. Boiler Replacement; and
  - b. Roof Repair.
3. The increases above the guideline are 0.52% fully, and 0.24% if pro-rated “as claimed, and once amended”, in the Landlord’s application. These increases are to be taken in the first year.
4. The weighted useful life for the capital expenditures is as specified on Schedule 3.
5. 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 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 90 days of the date of this order.

**January 22, 2026**  
**Date Issued**

\_\_\_\_\_  
**Janice Campbell**  
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 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:**

76 Tecumseh Road East, Windsor, Ontario, N8X 2P7

|     |     |
|-----|-----|
| 101 | 504 |
| 102 | 505 |
| 103 | 508 |
| 201 | 509 |
| 202 | 510 |
| 203 | 601 |
| 204 | 603 |
| 206 | 604 |
| 208 | 605 |
| 209 | 607 |
| 210 | 610 |
| 301 | 701 |
| 302 | 702 |
| 304 | 703 |
| 306 | 704 |
| 307 | 705 |
| 308 | 707 |
| 310 | 708 |
| 401 | 710 |
| 402 | 801 |
| 403 | 802 |
| 404 | 803 |
| 405 | 804 |
| 406 | 805 |
| 408 | 806 |
| 409 | 807 |
| 410 | 808 |
| 501 | 809 |
| 502 | 810 |
| 503 |     |

**Schedule 2 - Tenants who are Affected by this Order:**

Alice, Dan  
Alsanian, Khaled  
Atkins, Daniel  
Atkins, Rechelle  
Bardwell, Richelle  
Bastien, Steven  
Bazydio, Barb  
Bazzi, Nabeel  
Bezair, Barry  
Brunelle, Pauleen  
Coleby, Dorothy  
Cox, Deborah  
Cox, Donald  
Coyea, Craig Garnet  
Curry, William  
Daikens, Phil  
Darocy, Randy  
Dedobbeleer, Kathleen  
Demars, Mark Henry  
Didomizio, Roberto  
Drouillard, Bradley  
Drouillard, Roger  
Dunn, Don  
Elsayah, Marana  
Englehart, Charlene  
Fawaz, Hassan  
Girardin, Lisa  
Goyer, Suzanne  
Grossett, David  
Gunaratnam, Guyenthiran  
Hebert, Tom  
Hollands, Beverly  
Janisse, Geraldine  
Kamal, Mohamad

Karnot, Catherine  
King, Peggy  
King, Sean  
Lankin, Paul Robert  
Legault, Leonard  
Lucier, Bonnie  
Lucier, Jodi  
Majsa, Edward  
Martineau, Justice  
Mcdonald, Michelanne  
Mcdonald, Nancy  
Mcfadden, Aurel  
Mcgibbon, Sarah Louise  
Micallef, William  
Moore, Bonnie  
Moussalam, Jimmy  
Newton, Jessica  
Noble, Randy  
Nuckles, Ujamaa  
Obrien, Patricia  
Osmen, Yaqub  
Out, Riley  
Paduraru, Mariana  
Paduraru, Nicolas  
Pegg, John  
Perkins, John  
Roeske, Andrea  
Simmons-Fogg, Karen  
St. Denis, Lucille  
Turner, Beverly  
Vassos, Deloris  
Vitella, Enzo  
Warren, Christopher Joseph

**Schedule 3 - Ordered Rent Increase Above the Guideline****First Effective Date of Rent Increase in this Order is September 1, 2023**

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   | Period of September 1, 2023 to August 31, 2024 |                                     |                      |                     |
|----------------------------|------------------------------------------------|-------------------------------------|----------------------|---------------------|
|                            | % inc for Cap Exp (Max 3%)                     | Total Increase (Excludes Guideline) | Weighted Useful Life | Total % for Cap Exp |
| 101, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 102, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 103, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 201, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 202, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 203, 76 Tecumseh Road East | 0.24%                                          | 0.24%                               | 15                   | 0.24%               |
| 204, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 206, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 208, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 209, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 210, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 301, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 302, 76 Tecumseh Road East | 0.24%                                          | 0.24%                               | 15                   | 0.24%               |
| 304, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 306, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 307, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 308, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 310, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 401, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 402, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 403, 76 Tecumseh Road East | 0.24%                                          | 0.24%                               | 15                   | 0.24%               |
| 404, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 405, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 406, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 408, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 409, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 410, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 501, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |

| Rental Unit Address Name   | Period of September 1, 2023 to August 31, 2024 |                                     |                      |                     |
|----------------------------|------------------------------------------------|-------------------------------------|----------------------|---------------------|
|                            | % inc for Cap Exp (Max 3%)                     | Total Increase (Excludes Guideline) | Weighted Useful Life | Total % for Cap Exp |
| 502, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 503, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 504, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 505, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 508, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 509, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 510, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 601, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 603, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 604, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 605, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 607, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 610, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 701, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 702, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 703, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 704, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 705, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 707, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 708, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 710, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 801, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 802, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 803, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 804, 76 Tecumseh Road East | 0.24%                                          | 0.24%                               | 15                   | 0.24%               |
| 805, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 806, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 807, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 808, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 809, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |
| 810, 76 Tecumseh Road East | 0.52%                                          | 0.52%                               | 13                   | 0.52%               |

## **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 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 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 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 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 12 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.