



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-019729-25

In the matter of: 295 St. George Street, London, ON, N6A 3A8

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. No submissions were received from 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 1.84%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on November 6, 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: 102, 103, 104, 105 and 203.
4. The first effective date of the rent increase above the guideline is July 1, 2025.

It is ordered that:

1. The Landlord may increase the rents charged by 1.84% 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 23, 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 for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

295 St. George Street, London, ON, N6A 3A8

0002	0008	0107	0202	0207	0302	0306
0005	0009	0108	0204	0208	0303	0307
0006	0101	0109	0205	0209	0304	0308
0007	0106	0201	0206	0301	0305	0309

Schedule 2 - Tenants who are Affected by this Order:

Altamirano Diaz, Gabriela
Bhatt, Kopal
Bush, Catherine Anastasia
Chukwumere, Okwudili Onyeka
Cianci, Tammy
Dassanayake, Praveen
DeSilva, Irangani
Di Leonardo, Daniel
Garcia, Fe Margaret
Hogan, Sarah
Hu, Shunli
Joseph, Philip
Levy, Noah
Madueno Alvarez, Saul Arturo
Matthews, Zachary
Matute, Rafael
Navas, Luz
Neish, Wanda
O' Connell, Lara
Panchal, Mayurbhai
Pendergast, Kelly
Rieck, Robert
Russell, Jayme
Shiyananth, Vergineya Durshin
Sivanantharajah, Shiyananth
Sonar, Mayuree
Stewart, Cameron
Thapa, Rachita
Thomas, Francis
Toffelmire, Judy
Van Erp, Carrie
Walkden, Jessica