



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-021807-25

In the matter of: 460 Highland Avenue, London, ON, N6C 5E2

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 Tenants: Brenda Gaudet. A reply to the Tenant submissions was received from the Landlord.

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 1.17%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on November 7, 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: 204, 207, 301, 509, 602, 603, 605, 701, 805, 807 and 905.

4. The first effective date of the rent increase above the guideline is July 1, 2025.

Written Submissions

The Landlord's Right to Apply

1. The Tenant, Brenda Guadet, argued that based on other rent increases of the Landlord, that they should be able to absorb any increases in municipal taxes. They further submit that the Landlord has made no recent capital improvements to the residential complex and no additional staff have been added.
2. Although the Tenant may feel it is unjust, the Board is a creature of statute charged with applying the law as written. Section 126 of the Act specifically provides that a Landlord may apply for an AGI for an extraordinary increase in the cost for municipal taxes and charges for the residential complex or any building in which the rental units are located. This application does not contain any claimed capital expenditures. The Board cannot stop the Landlord from exercising its right to apply for an above guideline rent increase.

Financial Hardship

3. The Tenant, Brenda Guadet, made submissions about financial hardship due to being on a fixed income.
4. In respect to the Tenant's submission of financial hardship, the Act does not provide the Board with the authority to consider the financial impact on the tenants of an AGI when determining whether a landlord's AGI application should be granted or denied. Pursuant to subsection 205(2) of the Act where the Board makes an order for a rent increase above the guideline and that order is made more than three months after the first effective date of a rent increase in the order, the Board may permit a tenant to pay the Landlord the amount owing in monthly instalments.
5. Pursuant to subsection 205(2) of the Act, given that this order will issue more than three months after the first effective date of the above guideline rent increase herein, I am permitting the Tenant, Brenda Guadet to pay any amounts owing to the date of the order in 4 monthly installments starting 30 days from the issuance date of this Order.
6. As always, if the Landlord is amenable to a longer repayment plan for those Tenants facing financial hardship that remains within the Landlord's discretion.

It is ordered that:

1. The Landlord may increase the rents charged by 1.17% 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 shall pay to the Tenants any sum of money that is owed as a result of this order within 60 days of the date of this order.
5. The Tenant residing in unit 107 shall pay any amount owing to the Landlord as a result of this order in 4 monthly installments, beginning 30 days from the issuance date of this Order.
6. For all other Tenants, they shall pay to the Landlord 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:

460 Highland Avenue, London, ON, N6C 5E2

0101	0206	0308	0408	0508	0702	0802	0904
0102	0208	0309	0409	0510	0703	0803	0906
0103	0209	0310	0410	0601	0704	0804	0907
0106	0210	0401	0501	0604	0705	0806	0908
0107	0302	0402	0502	0605	0706	0808	0909
0109	0303	0403	0503	0606	0707	0809	0910
0201	0304	0404	0504	0607	0708	0810	
0202	0305	0405	0505	0608	0709	0901	
0203	0306	0406	0506	0609	0710	0902	
0205	0307	0407	0507	0610	0801	0903	

Schedule 2 - Tenants who are Affected by this Order:

Abdullahi, Sacada Dhuuh	George, Devon	Obodovsky, Gregory
Abijuade Silva, Danilo	Gomes Issa Bastos, Soraia	Omar, Hiam
Adullahi, Khaalid Dhuuh	Harrison, Peter	Parsons, Helen
Alafifi, Ahmed	Hickey, Lawrence	Reid, Ken
Albert, Cheryl	Johnson, Danielle	Rusher, Barry
Ali, Mona	Joumma, Faisal	Santos, M.,
Allaire, Dylon	Abdulrahman	Superintendent -L460h
Al-Omar, Anwar	Kechnie, Linda	Selkirk, Genevieve
Antony, Anoop	Kechnie, Stephen	Shea, Larry
Anyaoaha, Prosper	Kuljanin, Mira	Shepley, David
Augustine, Tabbatha	Lemon, Janet	Simmons, Michael
Bahena Barrera, Maylen	Lima Bastos, Diego	Smith, Connor
Baki, Musabbir	Litwiller, Alexander James	Snyders, Laura
Barrett, Kaysie	Macainsh, Tina	Stepien, Frank
Behn, Peter	Mahoney, Susan	Teetzel, Courteney
Borrero*, Noelds Ramos	Marei, Majd	Tenebaum, Nate
Brant, Miles	Martin, Daniel Robert	Tenebaum, Norman
Brant, Nicole	Mbotsondo, Clarisse	Thakkar, Nikhil
Cafe, Queens	McGinnis, Robert	Thames Valley*, Cmha
Chaperon, Dawson	Melanson, Scott	Thames Valley*, Cmha
Colangelo, Joanna	Miller, Howard	Thames Valley*, Cmha
Deeb, Jim	Miller, Sheila	Thames Valley*, Cmha
Dindia, Nikki	Mohamad, Fakhr Eddein	Tomic, Mirjana
Dingman, Tianna-Lynn	Mohamad, Khalida	Van Hardeveld, Patricia
Doerr, Keith	Mohamad, Nagine	Watchorn, Angela
Dymer, Pamela	Mohamad, Rojank	Weemark-Wegg, David
Fares, Zahra	Morales Flores, Raquel	Whitlow, William
Farhat, Hala	Mulcahy, Natalie	Workman, Erin
Farrow, Jenny	Murai, Adnan	Wyer, Tony
Frame-Siddique, Janet	Mustaf, Riyad	Zavitz, Kelsey
Gaudet, Barry	Noble, Devon	
Gaudet, Brenda	Obeid, Nadine	