



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

**File Number:** LTB-L-073073-24

**In the matter of:** 1367 Jane Street, North Bay, Ontario, P1B 3J5

**Between:** Anita Boucher Landlord

**And**

Michael Gorden Tenant

Anita Boucher (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.

**It is determined that:**

1. Upon review of the Landlord's application, and having performed the necessary calculations in accordance with subsection 28(1) of O.Reg 516/06, I find that the increase in the cost of municipal taxes and charges is not deemed to be extraordinary.
2. In accordance with section 28, paragraph 1 of O.Reg 516/06, the Board cannot issue an above guideline rent increase in respect of the municipal taxes and charges unless an increase in the cost for municipal taxes and charges is greater than the guideline plus 50 per cent of the guideline. The guideline percentage for 2024 was 2.5%, meaning that the extraordinary threshold would be 3.75%. In this application, the taxes increased by 2.79%. Consequently, the application cannot succeed.

**It is ordered that:**

1. The Landlord's application is dismissed.

2. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order within 60 days of the order issuance date.

**January 29 ,2026**  
**Date Issued**

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**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.