



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-056322-23

In the matter of: 345 Sentinel Road, North York, Ontario, M3J 1V2

Between: Sentinel Road L.P. c/o Briarlane Rental Property Landlord
Management Inc.

And

Refer to attached Schedule 2 Tenants

Sentinel Road L.P. c/o Briarlane Rental Property Management 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:

Landlord Parties: Rachel Mazur (Landlord's legal representative), Marina Talvan (Landlord's agent), Anck Moldoveanu (Landlord's agent)

Tenant Parties: Esemeralda Monroy Ortiz (404 - Tenants' designated spokesperson), Darlin Abreu and Wilson Dias Recio (102), Marina Koupaeva (202), Sunny Elezuo (205), Dalia Anani (207), Carl Wallen and Nadia Serricchio (301), Claudio Basconsuelo (305), Suzanne Adams (306), Helene Lamers and Theodor Lamers (308), Lillian Stochl (402), John-Paul Strippoli (403), Natalia Flores (406), Marlene Alvarez and Abrigail Alvarez (407), Grace Muzzin (502), Theresa Knights and Brittany Knights (607), Veronique Regimbal (608), Joy Watson Raymond and Mark Reid (707), Tyler Mancini (803), Steven McGill (806), Donnatella Angione (901), David Chadwick (1006).

The Certificate of Service filed by the Landlord on December 17, 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 units: 203, 303, 605, 701, 802, 805, 903, 905, 1001, 1002

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

1. The application will be amended to remove the Tenant, Rima Anani (unit 207) who is deceased.
2. The maximum rent increase above the guideline because of capital expenditures is 1.82%. This increase is for the following capital expenditures:
 - a. Corridor Restoration;
 - b. Electrical Panel Retrofit;
 - c. Lighting Retrofit;
 - d. Elevator Travelling Cables; and
 - e. Valve Replacement.
3. Where the Landlord's application requests an increase of 1.82%, the maximum increase above the guideline for these units is 1.00%. This increase is to be taken in the first year.
4. Where the Landlord's application requests an increase of 1.71%, the maximum increase above the guideline for these units is 0.94%. This increase is to be taken in the first year.
5. Where the Landlord's application requests an increase of 1.15%, the maximum increase above the guideline for these units is 0.63%. This increase is to be taken in the first year.
6. The weighted useful life for the capital expenditures is as specified on Schedule 3.
7. 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 120 days of the date of this order.

February 6, 2026
Date Issued

Diego Fernandez-Stoll
Hearings 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 toll 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:

101	507
102	508
103	601
105	602
106	603
107	604
108	606
201	607
202	608
205	703
206	704
207	705
208	706
301	707
302	708
304	801
305	803
306	804
307	806
308	807
401	808
402	901
403	902
404	905
405	906
406	907
407	908
408	1003
501	1004
502	1005
503	1006
504	1007
505	1008
506	

Schedule 2 - Tenants who are Affected by this Order:

Abreu, Darlin	Debeljak, Vida	Muzzin, Grace
Adams, David	Desir, Petra	Onyenemere, Agnes
Adams, Ricardo	Donohue, Betty	Ortiz, Victor
Adams, Suzanne	Dorapalli, David Augustine	Pelletieu, Margaret
Aktan, Muhammet	Dorapalli, P. Sujani Tella	Peluso, Michele
Allen, George	Echeverria, Eugenio	Punnappurath, Abhijith
Allen, Khadija	Elezuo, Ifeoma S.K.	Recio, Wilson Dias
Allen, Yvonne	Elezuo, Sunny	Regimbal, Veronique
Alvarez, Abigail	Flores, Natalia	Reid, Mark
Alvarez, Marlene	Garcia, Ana Rojos	Rodrigues, Robert
Amaroambu, Kingsley	Garcia, Robert	Rodrigues, Rosy
Anani, Dalia	Googoo, Gordon N.	Roy, Caroline
Anani, Lina	Grossi, Emilio	Ruz, Estebana
Angione, Donnatella	Iglesia, Armando	Sandoval, Eloisa
Angione, Matthew	Knights, Brittany	Sandoval, Gennaro
Arcilla, Lexer	Knights, Theresa	Sandoval, Raquel Vanessa
Balaba, Teresita	Koupaeva, Marina	Serricchio, Nadia
Baramuszczak, Richard	Krautwurst, Gertrude	Silvas, Criceloa
Basconsuelo, Claudio	Labonte, Valerie	Silvas, Victor
Bates, Terri	Lakatos, Jessica	Stochl, Lillian
Blackmore, Glenda	Lamers, Helene	Strippoli, Ester
Brown, Sharon	Lamers, Michael	Strippoli, John Paul
Bungaro, Lianna	Lamers, Theodor	Superintendent
Canan, Zeynep	Lippoczy, Peter	Szablowska, Marta
Caravaggio, Nick	Lombardi, Gilda	Szablowski, Christopher
Caringi, Lucy	Ma, Thanh	Tancredi, Assunta
Chadwick, David	Mancini, Tyler	Tang, Cham
Chapman Burgos,	Mascarenitas, Jude	Taylor, Jennifer
Aleksandra	McGill, Steven	Tella, Santhoshamma
Chapman Burgos, Natanael	Medina, Ana Julia	Thomas, Cassius
Chukwu, Stella	Medina, Ramon Alberto	Ugochukwu, Christine
Claire, Theresa	Mirabella, Patricia	Wallen, Carl
Creavalle, Tajay	Monroy Ortiz, Esmeralda	Watson Raymond, Joy
Cuthbertson, Carol	Morando, Eliza	Werenka, Orest
Dawes, Akela	Morando, Enzo	
Dawes, Delores	Murphy, John	

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, 345 Sentinel Road	1.00%	1.00%	12	1.00%
102, 345 Sentinel Road	1.00%	1.00%	12	1.00%
103, 345 Sentinel Road	1.00%	1.00%	12	1.00%
105, 345 Sentinel Road	0.63%	0.63%	10	0.63%
106, 345 Sentinel Road	1.00%	1.00%	12	1.00%
107, 345 Sentinel Road	1.00%	1.00%	12	1.00%
108, 345 Sentinel Road	0.94%	0.94%	11	0.94%
201, 345 Sentinel Road	1.00%	1.00%	12	1.00%
202, 345 Sentinel Road	1.00%	1.00%	12	1.00%
205, 345 Sentinel Road	1.00%	1.00%	12	1.00%
206, 345 Sentinel Road	1.00%	1.00%	12	1.00%
207, 345 Sentinel Road	1.00%	1.00%	12	1.00%
208, 345 Sentinel Road	1.00%	1.00%	12	1.00%
301, 345 Sentinel Road	1.00%	1.00%	12	1.00%
302, 345 Sentinel Road	1.00%	1.00%	12	1.00%
304, 345 Sentinel Road	1.00%	1.00%	12	1.00%
305, 345 Sentinel Road	1.00%	1.00%	12	1.00%
306, 345 Sentinel Road	1.00%	1.00%	12	1.00%
307, 345 Sentinel Road	1.00%	1.00%	12	1.00%
308, 345 Sentinel Road	1.00%	1.00%	12	1.00%
401, 345 Sentinel Road	1.00%	1.00%	12	1.00%
402, 345 Sentinel Road	1.00%	1.00%	12	1.00%
403, 345 Sentinel Road	1.00%	1.00%	12	1.00%
404, 345 Sentinel Road	1.00%	1.00%	12	1.00%
405, 345 Sentinel Road	1.00%	1.00%	12	1.00%
406, 345 Sentinel Road	1.00%	1.00%	12	1.00%
407, 345 Sentinel Road	1.00%	1.00%	12	1.00%
408, 345 Sentinel Road	1.00%	1.00%	12	1.00%
501, 345 Sentinel Road	1.00%	1.00%	12	1.00%
502, 345 Sentinel Road	1.00%	1.00%	12	1.00%
503, 345 Sentinel Road	1.00%	1.00%	12	1.00%
504, 345 Sentinel Road	1.00%	1.00%	12	1.00%

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
505, 345 Sentinel Road	1.00%	1.00%	12	1.00%
506, 345 Sentinel Road	1.00%	1.00%	12	1.00%
507, 345 Sentinel Road	1.00%	1.00%	12	1.00%
508, 345 Sentinel Road	1.00%	1.00%	12	1.00%
601, 345 Sentinel Road	1.00%	1.00%	12	1.00%
602, 345 Sentinel Road	1.00%	1.00%	12	1.00%
603, 345 Sentinel Road	1.00%	1.00%	12	1.00%
604, 345 Sentinel Road	1.00%	1.00%	12	1.00%
606, 345 Sentinel Road	1.00%	1.00%	12	1.00%
607, 345 Sentinel Road	1.00%	1.00%	12	1.00%
608, 345 Sentinel Road	1.00%	1.00%	12	1.00%
703, 345 Sentinel Road	1.00%	1.00%	12	1.00%
704, 345 Sentinel Road	1.00%	1.00%	12	1.00%
705, 345 Sentinel Road	1.00%	1.00%	12	1.00%
706, 345 Sentinel Road	1.00%	1.00%	12	1.00%
707, 345 Sentinel Road	1.00%	1.00%	12	1.00%
708, 345 Sentinel Road	1.00%	1.00%	12	1.00%
801, 345 Sentinel Road	1.00%	1.00%	12	1.00%
803, 345 Sentinel Road	1.00%	1.00%	12	1.00%
804, 345 Sentinel Road	1.00%	1.00%	12	1.00%
806, 345 Sentinel Road	1.00%	1.00%	12	1.00%
807, 345 Sentinel Road	0.94%	0.94%	11	0.94%
808, 345 Sentinel Road	1.00%	1.00%	12	1.00%
901, 345 Sentinel Road	1.00%	1.00%	12	1.00%
902, 345 Sentinel Road	0.94%	0.94%	11	0.94%
905, 345 Sentinel Road	1.00%	1.00%	12	1.00%
906, 345 Sentinel Road	1.00%	1.00%	12	1.00%
907, 345 Sentinel Road	1.00%	1.00%	12	1.00%
908, 345 Sentinel Road	1.00%	1.00%	12	1.00%
1003, 345 Sentinel Road	1.00%	1.00%	12	1.00%
1004, 345 Sentinel Road	1.00%	1.00%	12	1.00%
1005, 345 Sentinel Road	0.94%	0.94%	11	0.94%
1006, 345 Sentinel Road	1.00%	1.00%	12	1.00%
1007, 345 Sentinel Road	1.00%	1.00%	12	1.00%
1008, 345 Sentinel Road	1.00%	1.00%	12	1.00%

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 the period 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 the period 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 10 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.