



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-008501-24

In the matter of: 205 Cosburn Avenue, Toronto, Ontario, M4J 2L4

Between: Ranee Management Landlord

And

Refer to attached Schedule 2 Tenants

Ranee Management (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 November 25, 2025.

The following parties attended the hearing: Landlord's Representative, Ilana Glickman and over 15 Tenants.

The Certificate of Service filed by the Landlord on October 24, 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: Units 402, 410, 511, 703, 803, 903, 1012, 1104, 1107, 1209.

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

1. The maximum rent increase above the guideline because of capital expenditure is 5.04%. This increase is for the following capital expenditure:
 - a. Balcony Concrete Restoration
2. Where the Landlord's application requests an increase of 5.04%, the maximum increase above the guideline for these units is 4.75%. This increase is to be taken as follows: 3.00% in the first year, 0.00% in the second year; and 1.75% in the third year.
3. The weighted useful life for the capital expenditures is 12 years.

4. The first effective date of the rent increase above the guideline is June 1, 2024.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 4.75% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken as follows:
 - a. The Landlord may increase the rents charged by 3.00% within the time period of June 1, 2024, to May 31, 2025, and
 - b. The Landlord may increase the rents charged by 0.00% within the time period of June 1, 2025, to May 31, 2026; and
 - c. The Landlord may increase the rents charged by 1.75% within the time period of June 1, 2026, to May 31, 2027.
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.

February 10, 2025
Date Issued

Helen Giannini
Helen Giannini
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 3 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%. The guideline for 2027 will be announced on or before August 31, 2026.

Schedule 1 - Units affected by this Order:

205 Cosburn Avenue, Toronto, Ontario, M4J 2L4

101	312	603	807	1010
102	314	604	808	1011
103	315	605	809	1014
104	401	606	810	1102
105	403	607	811	1103
107	404	608	812	1105
108	405	609	814	1106
201	406	610	815	1108
202	407	611	901	1109
203	408	612	902	1110
205	409	614	904	1111
206	411	615	905	1112
207	412	701	907	1114
208	414	702	908	1115
210	415	704	909	1201
212	501	705	910	1202
214	502	707	911	1203
215	503	708	912	1204
301	504	709	914	1205
302	505	710	915	1207
303	507	711	1001	1210
304	508	712	1002	1211
305	509	714	1003	1212
306	510	715	1004	1214
307	512	801	1005	1215
308	514	802	1006	
309	515	804	1007	
310	601	805	1008	
311	602	806	1009	

Schedule 2 - Tenants who are Affected by this Order:

., Irene & Mary	Hadzi-Vasilev, Vasil	Muratovic, Jaja
Abbas, Hosam	Hepburn, Alison	Mutavchiev, Vladimir
Acosto, Janet	Herbert, Jessica	Nagendra Kathavate, Rohini
Allison, Luba	Humphry, David	Narancic, Veljko
Amidzic, Iliya	Hunter, Timothy	O'Brien, Aaron
Annad, Souraya	Hutton, James	Omanovic, Davor
Arnold, Ruth	Ilijevska, Gordana	Oringo, Veronica
Babic, Kikola	Ionescu, Cristina Teodora	Ostojic, Vesna
Bae, Ingeun	James, Cara	Panayotov, Emil
Bando, Maria Rachel	Katende, Najjumo Peace	Parras, Andreas
Bida, Yauheni	Khagesh, Kapil	Pearson, Margaret
Bojkovic, Nina	Khokerashvili, Katerina	Permaul, Martha
Boric, Dragana	Kirnon, John	Pisa, Tania
Boskovic, Zoran	Knezevic, Zoran	Popovic, Petar
Bratanov, Bryan	Knezevic, Zoran	Portelance, Michael
Brown, Judith	Kokorus, Jasenko	Pozios, John
Cerovic, Jordan	Kontopidis, Maria	Pritz, Neomilla & Vaike
Chaturverdi, Suresh	Koprinkova, Donka	Rasov, Olesksandr
Clark, Anna	Kotsidis, Constantin	Reljic, Marko
Cohalin, Eileen	Krijic, Miodrag	Rexhapaj, Matiaja
Conde, Nelida	Kulic, Sasa	Robinson, Trey
Corneta, Rosalie	Lat, Teresita	Rolfe, Debra
Damas, Ludwin	Lazic, Milomir	Rorabeck, Jillian
Dankuc, Dubrica	Leinonen, Nina	Rustemi, Maksim
Deley, Chad Wayne	Lewis, Stefan	Saleh, Olivera
Dickman, Mark	Liampas, Chrisantho	Saliba, Geogina
Digiacomio, Marla	MacNeil, William	Salpadimos, Costas
Dingu, Nineta	Madison, Mark	Sanjay Kathe, Sagar
Diop, Aminata	Mahdi, Zuhir	Sarantapoulos, Peter
Dogias, Anastasia	Mak, Herman	Shakyawar, Khushbu
Dominguez-Matos, Maydel	Malinovska, Marjana	Singeris, Atanasia
Durovski, tome	Mamimi, Olivera	Singh, Sabrina
Eckhardt, Amber-Lee	Mano, Dimitar	Sousa, Maria Gabriela
Elman, Michelle	Maribel, Dimaano	Stavrakos, Ilias
Escobar, Axcer	Maroulis, Anna	Stefani, Nikolin
Estrada, Luis Felipe	Mayfarazi, Erica	Swindell-Small, Santana
Fernando, Cyrene	McClean, James	Tang, Cristina
Folkes, Bob	McNab, Alva	Tang, Kenneth
Frances, James	Mehdere, Amanuel	Tasic, Vladimir
Francis, Patrick	Mestrovic, Josip	Tellez, Yuri
Gertsos, Theodore	Milinic, Milibor	Thibodean, Gilles
Glencross, Violet C.	Mills, James	Timanic, Rachel
Graham, Jenifer	Monck, Angel	Tomarin, Marylyn
Gutierrez Ortiz, Jorge Luis	Morris, Chanice	Tribe, William

Tsvetnova, Dessislava
Valvis, Stavros
Veseljak, Tina

Vulovic, Zoran
Wier, Mercedes
Wittaker Jr., Lincoln

Wookey, Sandra
Zammmit, Andrea
Zton, Sze Ong

Schedule 3 - 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 2024 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 this order).

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 2024 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 this order).

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.