



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

File Number: LTB-L-032837-25

In the matter of: 45 Timmins Crescent, Chatham, Ontario, N7L 4L4

Between: Skyline Living Landlord

And

Refer to attached Schedule 2 Tenants

Skyline Living (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 0.51%. This increase is to be taken in the first year.
3. The first effective date of the rent increase above the guideline is August 1, 2025.

It is ordered that:

1. The Landlord may increase the rents charged by 0.51% 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 August 1, 2025, to July 31, 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.

February 11, 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:

45 Timmins Crescent, Chatham, Ontario, N7L 4L4

101	107	114	205	213	302	308	314
102	108	115	207	214	303	309	315
103	109	116	208	215	304	310	316
104	110	202	210	216	305	311	317
105	111	203	211	217	306	312	
106	113	204	212	301	307	313	

Schedule 2 - Tenants who are Affected by this Order:

Aleksich, Lauren	Fox, Donna	Paquin, Emilie
Andrews, Christopher	Fox, Garnet	Pinsonneault, Brian
Ayana, Tadelech	Franssen, Richard	Reaume, Simone
Baselaere-Bailie, Kayle	Grigg, Nick	Riazanov, Stanislav
Bates, Colleen	Harper, Darryll	Robertson, Marrilee
Bates, Marshall	Henry, Sherry	Robinson, Matthew
Bechard, Angeline	Hooper, Ashley	Scotney, Denise
Cogghe, Madison	Hooper, Wayne	Shepley, Sara
Crow, Joanne	Howell, Jennifer	Somerville, Gordon
Crow, Randy	Hoya, Kenneth Ray	Spooner, Ann
Cunningham, Amber	Jubenville, Daryl	Strain, Janet
Cunningham, Mark	Knoblauch, Linda	Suter, Chelsea
Currie, Linda	Komaneky, Andrew	Taylor, Kyle
Drepaul, Debra	Lebeau, Anne	Turgeon, Courtenay
Drepaul, Thomas	Legue-Wheeler, Zachary	Ulliyatt, Cara
Duquette, Mylene	Matthews, Jonathan	Ulliyatt, Tammy
Easterbrook, Bethany	McClinton, Neila	Van Zetten, Ruth
Eldridge, Dave	McCracken, William G.	Wheeler, Lisa
Farms, Ardis	Myers, Brenden	Wideman, Joann