



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-028984-25

In the matter of: 180 Grand Avenue South, Cambridge, ON, N1S
3V6

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 the Landlord and the Tenant: Debora Lee Morrell. The Landlord replied to the Tenants.

Preliminary Matters:

I. Written Authorization to Make Submissions on Behalf of Other Tenants

1. An unlicensed person seeking to represent a party by making submissions on their behalf must provide the LTB with written authorization from the party.
2. Submissions were received from Tenant, Debora Lee Morrell, submitting that they are writing on behalf of the residents of the residential complex. No written authorization was received by the Board indicating that Debora Lee Morrell was authorized by any Tenants who are a party to the application to act or make submissions on their behalf.
3. Nevertheless, I will consider the submissions made by the Tenant, Debora Lee Morrell, a party to the application, as their own submissions.

Service of the Notice of Written Hearing Package

4. The Tenant, Debora Lee Morrell, submits that approximately 37 Tenants did not receive the Notice of Written Hearing package based on their response to a survey, noting that roughly 31 units "did not answer the door".

5. The deadline for the Landlord to serve the Notice of Written Hearing package on affected Tenants was November 12, 2025. The Landlord filed their Certificate of Service for the Notice of Written Hearing package on November 10, 2025, which notes that affected Tenants were served with that package on November 5, 2025 by placing the document under the door of the rental unit or through a mail slot in the door.
6. There is no requirement in the Landlord and Tenant Board Rules of Procedure which requires a Tenant, being served a document, to answer the door when a document is being placed under the door or through a mail slot in the door.
7. I am satisfied that the Landlord served the Notice of Written Hearing package within the required deadlines for this application.

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 0.33%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on November 10, 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: 201, 405, 501, 508, 801, 804, 806, 901, 1005 and 1008.
4. The first effective date of the rent increase above the guideline is August 1, 2025.
5. The Board received submissions from the Tenant, Debora Lee Morrell. A reply to the Tenant submissions was received from the Landlord.

Validity of the Notice of Rent Increase

6. The Tenant, Debora Lee Morrell, submits that their annual rent increase is January 1, 2026. They submit that they and many residents received the package for the Notice of Written Hearing, but that they did not receive a Notice of Rent Increase (N1 Form) that they should have received per Page 2 of the “How to Prepare for an Above Guideline Increase Hearing”.

7. The validity of the Notice of Rent Increase forms (N1 form) the Tenants received or allegations of unlawful rent increases are not issues that the Board can consider under this application and is therefore not relevant to these proceedings. If the Tenant(s) believe there has been an illegal increase they are entitled to file their own applications at the Board in respect of these issues but must do so no later than one year after the rent increase came into effect.

It is ordered that:

1. The Landlord may increase the rents charged by 0.33% 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:

180 Grand Avenue South, Cambridge, ON, N1S 3V6

0101	0208	0402	0506	0701	0805	1001	1105
0102	0301	0403	0507	0702	0807	1002	1106
0106	0302	0404	0601	0703	0808	1003	1107
0107	0303	0406	0602	0704	0902	1004	1108
0202	0304	0407	0603	0705	0903	1006	
0203	0305	0408	0604	0706	0904	1007	
0204	0306	0502	0605	0707	0905	1101	
0205	0307	0503	0606	0708	0906	1102	
0206	0308	0504	0607	0802	0907	1103	
0207	0401	0505	0608	0803	0908	1104	

Schedule 2 - Tenants who are Affected by this Order:

Annett, Michele	Griffen, Shaun	Purdy, Csilla
Appleton, Tammy Sue	Grummett, Patricia	Reeve, Wacey
Austin, Marie	Gunnarson, Rebecca	Richardson, Maureen
Azerott, Hubert	Heath, Helen Sandra	Robinson, Mikaylia
Azerott, Karen	Hynes, John	Romano, Maria
Ballauf, Sidonie	Illingworth, Fran	Rutherford, Tiffany
Barber, Kathleen	Illingworth, Mac	Saini, Aadarsh
Barraza Lopez, Melvin	Kaddoura, Abdel rahman	Sandy, Kendy
Brinker, Daniel	Kaddoura, Mouhamad Ali	Shaw, Audrey
Brinker, Sarah May	Keachie, Carol Patricia	Siroky, Jordan
Brown, Ed	Kennedy, James	Smith, Rebecca
Bryxi, Denis	Kennedy, Phyllis	Spencer, Christine
Chacko, Ajin	Khan, Ibadullah	Swindall, Taylor
Chaubey, Vedit	Lane, Linda	Tang, Di
Correia, Hortense	Leighton, Michelle	Taylor, Laurie
Crane, Lori Diane	MacNamara, Margaret	Thomas, Helga
Crane, Marie	McKinnon, Christopher	Thompson, Gray
Cunningham, Renee	Millar-Sauder, Alice	Thompson, Jessica
Delodder, Shianne	Miller, Muriel	Thompson, Mary
Demers, Mary	Morrell, Debora Lee	Tibbits, Elizabeth
Doyle, Daniel	Morrell, Keith	Tikum, Loveline
Eden, Patricia	Murray, Travis	Upadhyay, Meet
Forrest, Kyle	Nelson, Shelby	Van Dyk, Joe
Francis, Jennifer	Nigam, Shruti	Van Dyk, Linda
Garret Gava,	O'Brien, Jim	Warner, John
SUPERINTENDENT	Oram, Frances	Williams, Gaenor
Gauthier, Alain	Pahanic, Boris	Zombra, Nada
Giles, Cheryl	Pahanic, Katica	Zombra, Tomo
Godfrey, Patrick	Philip, Sangeeth	
Grieve, John	Piper, Kaitlyn	