



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-043160-25

In the matter of: 1223 Richmond Street, London, Ontario, N6A 3L8

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 0.45%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on November 17, 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: 106, 204, 205, 206, 210, 302, 305, 402, 409, 502, 504, 505, 509 and 512.

4. The first effective date of the rent increase above the guideline is September 1, 2025.

It is ordered that:

1. The Landlord may increase the rents charged by 0.45% 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 September 1, 2025, to August 30, 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:

1223 Richmond Street, London, Ontario, N6A 3L8

101	108	202	212	308	403	410	507
102	109	203	301	309	404	411	508
103	110	207	303	310	405	412	510
104	111	208	304	311	406	501	511
105	112	209	306	312	407	503	
107	201	211	307	401	408	506	

Schedule 2 - Tenants who are Affected by this Order:

Afolabi, Oyinkansola	Hakooz, Yasmeen Arianna	Neudorf, William
Alfaifi, Abdullah	Halim, Megaria	Newland, Isabel
Archer, Heather	Halliday, Parker	Noonan, Austin
Bachert, Chloe	Hernandez, Marvin	Norris, Kimberley
Bao, Joy	Inglis, Paige	Orakpo, Naomi
Braun, Phillip	Jiang, Yuchong Andrew	Orr, Lindsay
Burton, Sydney	Kami (RM), Dhan Raj	Phillips, Alexander
Cameron, Ashley	Kittmer, Mackenzie	Pomoransky, Austin
Carnevali, Matthew	Larsen, Aaron	Ramakrishnan, Maya
Carnevali, Silvio	Lee, Joshua	Sadik, Dema
Cirino, Wellington	Lee, Sanghyo	Santamaria, Xavier
Deaconu, Eric	Luckey, Caitlin	Sargent, Andrew
De Felice, Evan	Ma, Thomas Z	Skotar, Taras
Demandante, Frances Therese	Maglalang, Lovelyn	Sorrell, William
Demandante, Lee	Maglalang, Robert	Storey, William
Eerdun, Bagen	McBey, David	Suleymanof, Serafettin
El Shentnawy, Maria	Millar, Ainsley	Trice, Donavon
Elwaraki, Mohamoud	Mouawad, Sahar	Xie, Ray
Figueiredo, Stephanie	Murchland, Emmett	Zhang, Jing
Flynn, Emma	Naylen Sorrell, Grace	