# Order under Section 126
# Residential Tenancies Act, 2006

**File Number:** LTB-L-073568-24

**In the matter of:** 4114 Bathurst Street, Toronto Ontario, M3H 3P2

**Between:** 526056 Ontario Limited — Landlord

**and**

Refer to attached Schedule 2 — Tenants

526056 Ontario 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.

A Case Management Hearing took place by videoconference on January 14, 2026.

The following parties attended the hearing: the Landlord, Marsha Switzer, the Landlord’s Representative, Al Dharsee, and several Tenants and their supporters from units 101, 103, 302, and 303.

The Certificate of Service filed by the Landlord on December 11, 2025, indicates that 1 rental unit listed in the application was not served with the application and notice of hearing. The Board shall therefore amend the application by removing this rental unit. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to unit 301.

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

1. The maximum rent increase above the guideline because of capital expenditures is 3.52%. This increase is for the following capital expenditures:

    a. Fuse Panel to Breaker Panel Replacement; and
    b. Roof Replacement.

2. The maximum increase above the guideline is 3.52%, as claimed in the Landlord’s application. This increase is to be taken as follows: 3.00% in the first year; and 0.52% in the second year.

3. For units B1 and B2, the maximum increase above the guideline is 2.15%, as claimed in the Landlord’s application, and this increase is to be taken all in the first year.

4. The weighted useful life for the capital expenditures is 15 years.

5. The first effective date of the rent increase above the guideline is January 1, 2025.

**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 60 days of the date of this order.

February 12, 2026
**Date Issued**

Janice Campbell
Dispute Resolution 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 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:**

4114 Bathurst Street, Toronto, Ontario, M3H 3P2

B1
B2
101
102
103
104
105
201
203
204
205
302
303
304
305

**Schedule 2 - Tenants who are Affected by this Order:**

Amore, Antoinette
Canada, Juvy
Casimiro, Janett
De La Cruz, Marina
Delfin, Dieter
Frellis, Marilyn
Guimbungan, Danny N.
Lacuban, Lani
Marquez, Arlene
Marquez, Lilia
Mison, Pamela
Ordonio, E.
Prasanakis, Emanuel
Szilagi, Daniel
Tabing, Floramonte

## Schedule 3 - Ordered Rent Increase Above the Guideline

**First Effective Date of Rent Increase in this Order is January 1, 2025**
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.

| | Period of January 1, 2025 to December 31, 2025 | | Period of January 1, 2026 to December 31, 2026 | | | |
|---|---|---|---|---|---|---|
| **Rental Unit Address Name** | **% inc for Cap Exp (Max 3%)** | **Total Increase (Excludes Guideline)** | **% inc for Cap Exp (Max 3%)** | **Total Increase (Excludes Guideline)** | **Weighted Useful Life** | **Total % for Cap Exp** |
| B1, 4114 Bathurst Street | 2.15% | 2.15% | 0.00% | 0.00% | 15 | 2.15% |
| B2, 4114 Bathurst Street | 2.15% | 2.15% | 0.00% | 0.00% | 15 | 2.15% |
| 101, 4114 Bathurst Street | 3.00% | 3.00% | 0.52% | 0.52% | 15 | 3.52% |
| 102, 4114 Bathurst Street | 3.00% | 3.00% | 0.52% | 0.52% | 15 | 3.52% |
| 103, 4114 Bathurst Street | 3.00% | 3.00% | 0.52% | 0.52% | 15 | 3.52% |
| 104, 4114 Bathurst Street | 3.00% | 3.00% | 0.52% | 0.52% | 15 | 3.52% |
| 105, 4114 Bathurst Street | 3.00% | 3.00% | 0.52% | 0.52% | 15 | 3.52% |
| 201, 4114 Bathurst Street | 3.00% | 3.00% | 0.52% | 0.52% | 15 | 3.52% |
| 203, 4114 Bathurst Street | 3.00% | 3.00% | 0.52% | 0.52% | 15 | 3.52% |
| 204, 4114 Bathurst Street | 3.00% | 3.00% | 0.52% | 0.52% | 15 | 3.52% |
| 205, 4114 Bathurst Street | 3.00% | 3.00% | 0.52% | 0.52% | 15 | 3.52% |
| 302, 4114 Bathurst Street | 3.00% | 3.00% | 0.52% | 0.52% | 15 | 3.52% |
| 303, 4114 Bathurst Street | 3.00% | 3.00% | 0.52% | 0.52% | 15 | 3.52% |
| 304, 4114 Bathurst Street | 3.00% | 3.00% | 0.52% | 0.52% | 15 | 3.52% |
| 305, 4114 Bathurst Street | 3.00% | 3.00% | 0.52% | 0.52% | 15 | 3.52% |

## 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 2025 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 2025 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 12 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.