



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-057719-23

In the matter of: 1330 Danforth Road, Toronto, Ontario, M1J 1E8

Between: 1320 Danforth Ltd. & 1330 Danforth Ltd. Landlord

And

Refer to attached Schedule 2 Tenants

1320 Danforth Ltd. & 1330 Danforth Ltd. (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 15, 2026.

Preliminary Matter

The Landlord's application is amended to correct the last name of the following Tenants:

Unit 311- Stephanie **Sladden** and Unit 411- Kathy Ann De **Roche-Burke**.

The following people attended the Case Management Hearing on behalf of the Landlord: The Landlord's Legal Representative, Rachel Mazur, and the Landlord's Agents: - Gaurav Jagtap, William Wang, and Ashely Archer.

The following Tenant attended the Case Management Hearing: Unit 208- Angela Richards, Unit 301-Mike Edgar, and Unit 411-Kathy Ann De Roche-Burke.

The Certificate of Service filed by the Landlord on September 5, 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: 210

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

1. The maximum rent increase above the guideline because of capital expenditures will be 8.00%. This increase is for the following capital expenditures:
 - a. Building Envelope and Balcony Rehabilitation
2. Where the Landlord's application requests an increase of 12.06%, the maximum increase above the guideline for these units is 8.00%. This increase is to be taken as follows: 3.00% in the first year, 3.00% in the second year, and 2.00% in the third year.
3. The first effective date of the rent increase above the guideline is September 1, 2023.
4. The Landlord waives the arrears of the Above Guideline Increase (AGI) relating to this application from September 1, 2023, up to and including the date of this order.
5. The Landlord will refund Tenants who have paid the AGI increase from their units first effective increase date of September 23, 2023, to the date of this order.
6. The weighted useful life for the capital expenditures is 12 years.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 8.00% 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 September 1, 2023, to August 31, 2024.
 - b) The Landlord may increase the rents charged by 3.00% within the time period of September 1, 2024, to August 31, 2025.
 - c) The Landlord may increase the rents charged by 2.00% within the time period of September 1, 2025, to August 31, 2026
3. The percentage increase set out in paragraph 2 may be taken in addition to the annual guideline in effect on the increase date for the unit.
4. The Landlord waives the arrears of AGI relating to this application to the date of this order as per paragraph 4 above.
5. The Landlord shall refund Tenants who paid the AGI relating to this application to the date of this order as per paragraph 5 above.

6. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 90 days of the date of this order.

February 12, 2026
Date Issued

Eno Ubia
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%.

Schedule 1 - Units affected by this Order:

1330 Danforth Road, Toronto, Ontario, M1J 1E8

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Schedule 2 - Tenants who are Affected by this Order:

Abad, Antonio
Abad, Renato
Allen, Bonnie
Alpajora, Araceli
Chatchueng Mabou, Christelle Raissa
Christophe, Amenta
Clarke, Cheryl
Clarke, Pamela
Dennie, Olufemi Tomal Providence
De Roche-Burke, Kathy Ann
Edgar, Mike
Elford, Kathryn
Exil, Jean
Ford, Jermaine
Forte, Dawn
Francis, Nikel
Francis, Samantha
Francis, Vaneka
Golding, Brenda
Hall, Randy
Hawkins, David H.
Kalamboki, Alexandra
Kandasamy, Manjula
Kandasamy, Yuganthlni
Killeen, Oliver
Killeen, Peter

Kiritharan, Thulasi
Kumarasamy, Ahilan
Lavarro, Rosie
Lewis, Monique
Losbanes, Belen
Reluz, Guillermo
Richards, Angela
Rose, Winnifred
Salud, Princess Alexis
Salud, Roselyn
Scott, Melanie
Shahi, Shristi Kumari
Skyers, Egbert
Sladden, Stephanie
Tabije, Estrellita
Thome, Edward
Thorne, Corrine
Tizzard, Roger
Tonga Yonkeu, Serge
Tracey, Colleen
Turner, Donna
Tuzyk, Ann
Tuzyk, Peter
Tyndale, Gitoya
Webster, Althea Yanique
Young, Lilia

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 2023 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 2023 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.