



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

File Number: LTB-L-085254-25

In the matter of: 89 Riverview Drive, Chatham, ON, N7M 6A4

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 0.58%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on December 22, 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: 101, 205, 303, 308, 408, 507, 508, 604, 607, 704, 901, 903, 905, 908, 1001, 1004, 1005 and 1008.

4. The first effective date of the rent increase above the guideline is February 1, 2026.

It is ordered that:

1. The Landlord may increase the rents charged by 0.58% 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 February 1, 2026, to January 31, 2027.
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 12, 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 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

89 Riverview Drive, Chatham, ON, N7M 6A4

1002	203	305	406	601	703	804	907
1003	204	306	407	602	705	805	
1006	206	307	501	603	706	806	
1007	207	401	502	605	707	807	
102	208	402	503	606	708	808	
103	301	403	504	608	801	902	
201	302	404	505	701	802	904	
202	304	405	506	702	803	906	

Schedule 2 - Tenants who are Affected by this Order:

Aitken, Judith	Foote, Edward	Olds, Albert
Alward (RM), Blake	Foote, Marilyn	Olds, Marie
Alward (RM), Chantalle	French, Shirley	Parthasarathy, Shree
Badder, Pauline	Gattinger, Carol	Varshini
Badder, Ronald	Gattinger, Dale	Price, Bernard
Baker, Elizabeth	Goldhawk, Elaine	Robinson, Carol
Baughman, Frances	Hadlock, Diane	Robinson, Mark
Baughman, Harold	High, Ann	Roe, Gary
Brown, N Lynne	High, John	Roe, John
Bushey, Debra	Horne, Margaret	Roe, Ruth
Butler, Shirley	Jayasankar, Sanjay Krishna	Segeren, Annie
Cammaert, James	Johnston, Phyllis	Segeren, Bert
Cammaert, Suzanne	Jones, The Estate of Vira	Segeren, Pauline
Campbell, Ruddy	Kivell, Sherrill	Shaw, Jacalean
Campbell (ARM), Emily	Laidlaw, Audrey	Shaw, Ronald
Casier, Carl	Laidlaw, Marvin	Shepherd, Carol
Charron, Rose	Maier, Dorothy	Shepley, Audrey
Copeman, Ken	Malolepzy, Janice	Smith, Matthew
DeNaeyer, Patricia	McLellan, Mary	Sullivan, Diane
Desmit, Henriette	Montfort, Albert	Teeuwen, Joan
Drouillard, David	Montfort, Helene	Thatcher, Barb
Drouillard, Deborah	Mooney, Sandra	Theuns, Adele
Earle, Albert	Morin, Gaetan	Travis, Kenneth
Earle, Cathy	Morin, Louise	Vicary, Jack
Easterbrook, Lee	Murphy, Joan	Weaver, Alvia
Ellis, Brenda	Myslawchuk, Allana	Willaims, Jane
Ellis, John Ted	Neil, Jeffrey	