



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

File Number: LTB-L-087552-25

In the matter of: 1850 Valley Farm Road, Pickering, Ontario, L1V
3W4

Between: Capreit Limited Partnership Landlord

And

Refer to attached Schedule 2 Tenants

Capreit Limited Partnership (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 0.39%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on November 15, 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: C103 and C302.

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 0.39% 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:

1850 Valley Farm Road, Pickering, Ontario, L1V 3W4

C101	C109	C206	C303	C310	C406	C502	C509
C102	C110	C207	C304	C311	C407	C503	C510
C104	C201	C208	C305	C401	C408	C504	C511
C105	C202	C209	C306	C402	C409	C505	
C106	C203	C210	C307	C403	C410	C506	
C107	C204	C211	C308	C404	C411	C507	
C108	C205	C301	C309	C405	C501	C508	

Schedule 2 - Tenants who are Affected by this Order:

Allen, Shaniece	Haley, Don	Pisana, Joann
Aprile, Beth	Hancock, Barry	Porcal, Joriza
Aprile, Reagan	Kinchlea, Riichard	Prajapati, Akash
Baisden, Hazelann	Kongolo, Marie-Jeanne	Robertson, Marlene
Benjamin, Gwenneth	Manionga	Rodrigues, Eugene
Bennett, Kaydean	Leduc, Adam	Rojas, Christian Angel
Bittner, Walter	Leduc, Faye	Rojas, Marco Antonio
Brudnicki, Joel	Leotaud, Chantel	Roscoe, Annmarie
Bunting, Pearline	Lodhi, Khatija	Russell, Lorna
Christina, Gass	Lodhi, Shabana	Salama, Amira
Collins, Michelle	Logaratchagan, Kousik	Sealy, Nneka
Connell, James	Lyon, Ashley	Stubbs, Gregory
Cooney, Julie	Matthews, William	Thomas, Linson
Dash, Neil	Mbenza-Makanda, Jean-	Tomic, Zlatko
Dill, Leon	Robert	Valles, Benjamin A
Dill, Shirley	Mehrotra, Garvit	Valles, Julia P
Eapen, Ruth Mary	Nandoo, Janice Mohammed	Vokey, Carol
Ellis, Ann Marie	Nandoo, Rakesh	Vokey, Ches
Ezechiels, John	Neine, Cecilia Hellen Gomez	Voorpool, Arthur
Frances, Haley Kathleen	Parcon, Garry	Waddell, Debbie Diana
Freeman, Josephine M	Parcon, Gelgene	Wall, Adam
Gelesics, Sandor	Peat, Dawn Deloris	Wall, Stephanie
Glaeser, Amanda	Peter, Phyllis	Yarrow, Jennifer
Gunn, Peter M	Pirotskaya, Ludmila	Zerkee, Dwight