



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

File Number: LTB-L-088201-25

In the matter of: 1431 Lakeshore Road, Burlington, ON, L7S 1B4

Between: Homestead Land Holdings Limited Landlord

And

Refer to attached Schedule 2 Tenants

Homestead Land Holdings 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.

This application was resolved by written hearing. No submissions were received from the Tenants.

It is determined that:

1. The Landlord justified a rent increase above the guideline because of an extraordinary increase in the municipal taxes and charges.
2. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.46%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on November 7, 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: 408, 504, 608 and 701.
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 0.46% 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 13, 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:

1431 Lakeshore Road, Burlington, ON, L7S 1B4

0101	0209	0401	0505	0607	0801	0903	1005
0103	0210	0402	0506	0609	0802	0904	1006
0105	0301	0403	0507	0610	0803	0905	1007
0107	0302	0404	0508	0702	0804	0906	1008
0201	0303	0405	0509	0703	0805	0907	1009
0202	0304	0406	0510	0704	0806	0908	1010
0203	0305	0407	0601	0705	0807	0909	1101
0204	0306	0409	0602	0706	0808	0910	1102
0205	0307	0410	0603	0707	0809	1001	1103
0206	0308	0501	0604	0708	0810	1002	1104
0207	0309	0502	0605	0709	0901	1003	
0208	0310	0503	0606	0710	0902	1004	

Schedule 2 - Tenants who are Affected by this Order:

Ali, Emily	French, Rosalind	Michalopoulos, George
Alley, John	Giddings, Beverly	Morris, Dawn
Apparasmy, Murugan	Gordon **, Rhonda	Morris, Justin
Baker, Emma	Hackett, Garry	Morrow, Marilyn
Basso, Wanda	Hackett, Marilyn	Naguit, Nazareth
Baye, Theresa	Harris, June	Noronha, Sachin
Belcastro, Mark	Harrison, Kian	Park, Julia
Biason, Ermesha	Henry, Sarah	Pereira, Ana
Boreczek, Adrian	Horrell, Jennifer	Pollice, Gord
Bortolotto, Mark	Innes, John	Precoor, Ronald
Braganza, Kylie	Jacobs, John	Pride, Kerry
Brandt, Sidney	Jawaid, Aneeqa	Rademaker, David
Brodie, Andrew	Johnson, Robertha	Rimmer **, Johnathon
Brown, Daniel	Joly, Jacqueline	Robinson, Zackery
Burk, Crystal	Jones, Hugh	Sherratt, Mike
Campbell, Natalie	Kahnert, John	Simpson, Rachel
Cardwell, Matt	Kehler, John	Smerdon, Gerald
Casteleyn, Mark	Kelly, Halfdan	Souder, Jacob
Catherine Adshead,	Kennedy, Christine	Sparks, Bonnie
Superintendent	Khursigara, Khurshed	Sparks, Dan
Choi, Robert	Laffoley, Eric	Stickel, Kim
Churchill, David	Laffoley, Margareta	Stokes, Adam
Churma, Stephanie	Lamming, Alana	Stuck, Shirley
Codere, Earl	Langlois, Marie-Chantal	Taylor, Vanessa
Collares Da Rocha,	La Rose, Michael	Thavanathan, Bavijon
Leonardo	Lather, Ajay	Therault, Kevin
Crilly, Mary Jane	Lee, Jason	Tomcheski, Ken
Cumming, Christopher	Lehman, Vincent	Torrance, Carol
Dinsmore, Liam	Maamari, Niraz	Torrance, Greg
Doiron, Christopher	Mackay, Kerry	Venturelli, George
Doiron, Frances	Maclean, Scott	Walker, Louise
Dunn, Valerie	Mader, David	Walters, Yvonne
Dupont, Pascal	Mann, Elizabeth	Webster, Ronald
Elizabeth Burrell,	Matsumoto, Satoshi	Whitehead, Teresa
Superintendent	Matte, Isabelle	Williams, Sujen
Faria, Maria J.	Maunder, Mark	Williams, Terry
Findlay, Kyle	Mcgee, Patricia	Zlitni, Hanane
Forsey, Ruby	Mcneaney, Jason	