



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-032843-25

In the matter of: 795 Grand Avenue, Chatham, Ontario, N7L 4L3

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 0.49% for the units set out in Schedule 1.
3. This increase is to be taken in the first year.
4. The first effective date of the rent increase above the guideline is August 1, 2025.

It is ordered that:

1. The Landlord may increase the rents charged by 0.49% 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 August 1, 2025, to July 31, 2026.
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 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

795 Grand Avenue, Chatham, Ontario, N7L 4L3

101	106	111	116	203	213	301	306
102	107	112	117	206	215	302	307
103	108	113	200	208	216	303	308
104	109	114	201	210	217	304	309
105	110	115	202	212	300	305	310

Schedule 2 - Tenants who are Affected by this Order:

Arnold, Chantal	Hosfeld, Michael	Roberts, Savanna
Arnold, John	Hoste, Monique	Root, Shayne
Babcock, Danie	Jitendra, Pareek	Root, Tracy
Baverstock, Timothy	Kaur, Anmoldeep	Rowsell, Jack
Bernard, Carol	Keeping, Betty	Sahil, Kumar
Biju, Deon	Keeping, Christopher	Salisbury, Matthew
Boivin, Carol	Krause, Johnathan	Santos, Ashley
Boivin, Phil	Lachine, Alisha	Santos, Jeffrey
Brown, Michael	Lindsay, Betty	Singh, Dilpreet
Chattopadhyay, Abhishek	Millyard, Jo-Anne	Skinner, Sarah
Cormier, Rita	Muckle, Regina	Smith, Jenna
Crocker, Sara	Nantais, Kyle	Stacey, Michelle
Denaeyer, Kim	O'Brian, Timothy	Sterling, Brian
Diksha, Rani	Ogwudiegwu, Ewere	Sterling, Deanna
Gander, Annette	Oioruntola, Dorcas	Talbot, Clarence
Gander, James	Pal, Erica	Talbot, Sherry
Hainge, Cheryl	Pal, Mike	Thomas, Brian
Hebert, Colette	Ripley, Linda	