



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

File Number: LTB-L-088223-25

In the matter of: 3050 Glencrest Road, Burlington, ON, L7N 2H3

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 0.55%. 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 unit: 106.
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 0.55% 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:

3050 Glencrest Road, Burlington, ON, L7N 2H3

0101	0210	0404	0508	0702	0806	0910	1104
0102	0301	0405	0509	0703	0807	1001	1105
0103	0302	0406	0510	0704	0808	1002	1106
0104	0303	0407	0601	0705	0809	1003	1107
0105	0304	0408	0602	0706	0810	1004	1108
0201	0305	0409	0603	0707	0901	1005	1109
0202	0306	0410	0604	0708	0902	1006	1110
0203	0307	0501	0605	0709	0903	1007	
0204	0308	0502	0606	0710	0904	1008	
0205	0309	0503	0607	0801	0905	1009	
0206	0310	0504	0608	0802	0906	1010	
0207	0401	0505	0609	0803	0907	1101	
0208	0402	0506	0610	0804	0908	1102	
0209	0403	0507	0701	0805	0909	1103	

Schedule 2 - Tenants who are Affected by this Order:

Adams, Elba	Elbatrawy, Ismail	McKinnon, Delle S.
Adu Twum, Millicent	Ferguson, Gail	Miljanovic, Tatjana
Ahmadi, Nilufar	Fraser, John	Mitton, Chita
Airdrie, Samantha	Fritz, Erika	Mochon, Justin
Amin, Neel	Gameson, Douglas	Mohammed, Sofia
Antaya *, Justin	Garbacz, Krystyna	Mueller, Aimee
Arsenovic, Bojan	Garbacz, Robert	Nagappa, Subshantanie
Arsenovic, Slobodanka	Geroux, Dave	Nawabi, Nasrat
Astrouskaya, Sofya	Gohil, Bhavinkumar	Nesov, Andrej
Azargoshasb, Behzad	Goodwin, Lynn Christine	Nusca, Julia
Babaoglu, Ozlem	Goran, Mitic	Parkinson, Jo
Babaoglu, Yucel	Hawboldt, Edith	Passmore-Plante, Laura
Bain, Ondre	Hemming, Janice	Patel, Vishvaben
Barbour, Bradly	Hemming, John	Penney, James
Barbour, Emily	Hendry, Anne	Perumpoil, Mansoor Ali
Beveridge, Don	Hewlett, Jennifer	Pesce, Angelo
Beveridge, Elizabeth	Hughes-Payne, Ashley	Peverley, Suzanne
Bevington, Ann	Huseyinogulbari, Tahir	Peverley, Wayne
Bingley, Malcolm	Inglehart, Shawn	Phay, Sovann
Brown, Conrad	J. Ignaszak, Building	Pickett, Julie
Buck, Lesley	Managers	Pinder, Avery
Bulhao, Tony	Jackson, Brenda	Plante, Kenneth
Burbano Garces, Yeimy	Jiang, Dechang	Price, James
Buzit, Michael	Jodoin, Serge	Purchase, Nicole
Campobasso, Anna	Johnson, Linda	Pyefinch, Donald Bryan
Chambers, Judy	Jordan, Joyce	Rob, Mirtha
Chambers, William	Kadirwell, Radha	Rob, Pedro
Charette, Angele	King, Barbara Irene	Sargent, Chantelle
Cheesman, Ashley	Krause, Ingeborg	Sarma, Ananya
Cheung, Tak	Kuryliak, Mykola	Seanor, Steven
Choi, Hyung	Lakicevic, Bilja	Sears, Robert A
Claybourn, Chanel	Landry, Chris	Sharma, Dixita
Clayton, Kevin	Landry, David	Shepalo, Barbara Lynn
Clayton, Sharon	Landry, Lynn	Sieben, John
Collette, Steve	Lawless, Cecil	Sieben, Lisa
Crawford, Peggy	Lawless, Kathleen	Simmons, Amanda
DeBoer **, Kurtis	Lilly, Mary	Stewart, Errol
De Caire, Lorne	Lindsay *, Kim	Stewart, Jackie
Devereux, Maria	MacDonald, Dale	Sullivan, Paul
Dinyari, Arezoo	MacDonald, Lorraine	Tabbal, Marchette
Dore, Judy	Manalo, Engracia Grace	Taylor, Debra
Doyle, Jim	Mao, Lin	Taylor, Ian
Drennan, Elizabeth	Martin, Lisa	Temperley, Amelia
Dunbar, Kerri	Matecki, Henry	Van Veen, Joseph

Vinales, Patricia
Voisine, Casey
Wannan, Grace

Waterhouse, Gudrun
Wilson, Nancy
Winters, Steven

File Number: LTB-L-088223-25

Wood, Garrett
Yermakov, Kyrylo