



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

File Number: LTB-L-087426-25

In the matter of: 2345 Truscott Drive, Mississauga, Ontario, L5J
2B1

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 0.41%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on November 10, 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: 102, 105, 107, 108, 222, 304 and 311.

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 0.41% 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:

2345 Truscott Drive, Mississauga, Ontario, L5J 2B1

101	202	211	220	230	308	322	331
103	203	212	221	231	309	323	332
104	204	213	223	232	310	324	
106	205	214	224	301	314	325	
109	206	215	225	302	315	326	
110	207	216	226	303	316	327	
111	208	217	227	305	317	328	
112	209	218	228	306	318	329	
113	210	219	229	307	319	330	

Schedule 2 - Tenants who are Affected by this Order:

Ali, Shameem	Fernando, Amy Sabreena	Power, Amy-Loretta
Allatt, Keith	Graves, Christine	Punambolam, Ramchand
Barre, Muna Ali	Grodowski, Bogda	Ramirez, Diana Carolina
Bauersfeld, Derek	Harumi, Yasuno	Mayorga
Belokar, Ninad	Hinestroza, Pedro Julian	Raymond, Ancel
Belousova, Vera	Garces	Raymond, Barbara/A
Bhardwaj, Shivam	Hinestroza, Roosevelt	Reid, James
Black, David	Garces	Rose, Maxie
Boakye-Gyan, Grace	Houessou, Bruno	Rossiter, Douglas
Boakye-Gyan, Martin	Jeffrey, Rickel	Rowley, Karen
Bobon, Barbara	Jensen, Carl	Saenz, Yendy Villamil
Bonomo, Frank	Latiff, Christopher	Saunders, Gordon/H
Bosi, Jason	Lunel, Scott	Scott, Marsha/Ann
Bruckner, Christine	Lytvyn, Alina	Shanahan, Elliot
Button, Denise	Maguire, Joyce	Strong, Stevie Nicole
Button, John	Martinez, Jaime Andres	Sugden, Cody
Champagne, Louise	Olarte	Taylor, Jason
Clark, Christopher	Miller, Kevin	Tenant Ship,
Clarke, Debbie	Morice, Michele	Tenant Ship,
Crasto, Shirley	Morice, Rylan	Thomson, Jeffrey
Crawford, Pamela	Novas, Neyi/Yohanna	Tolmie, James
Dowers, Dionne	Gutierrez	Torres, Luis Andres Molano
Eccles, Shayne	Ogunpolu, Eniola	Toth, Louis
Edwards, Yonette	Omobolanle	Vastopa, Fern
Elliott, Tarah	Osayande, Jacob	Vastopa, Valev
El Soudani, Mohamad	Osborne, Duaine	Yousif, Zaid
Eltahir, Ahmed Izzeldin	Pawlak, Izabella	Zapolskiy, Andrey
Merghani	Pennell, Dillon	
Ezer, Haim	Petis, Aaron	