Order under Section 126
Residential Tenancies Act, 2006

File Number: LTB-L-037749-23

In the matter of: 9 Deer Park Crescent, Toronto, Ontario, M4V 2C4

Between: Immeubles DSA Inc. — Landlord

And

Refer to attached Schedule 2 — Tenants

Immeubles DSA Inc. (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.

A Case Management Hearing took place by videoconference on November 20, 2025

The following parties attended the hearing: Landlord representative Rachel Mazur, the Landlord Agents Joyce Sadi, Tenant Representative for Unit 1603 Kevin Millburn and multiple tenants were in attendance

The Tenants of the following units were not served with the Notice of Hearing and have been removed as parties to the application: Units 201, 204, 302, 305, 402, 504, 506, 601, 606, 802, 1101, 1103, 1201, 1203, 1405, 1501, 1505, 1605, and PHB.

At the Case Management Hearing the parties agreed to the following:

1. The maximum rent increase above the guideline because of capital expenditures is 4.00%. This increase is for the following capital expenditures:
    a. Lobby, Basement & Laundry Room Restoration
    b. Fire Pump Upgrade

2. Where the Landlord’s application requests an increase of 4.49% the maximum increase above the guideline for these units is 4.00%. This increase will be as follows: 1.75% year 1, 2.25% year 2.

3. The weighted useful life for the capital expenditures is 10 years.

4. The first effective date of the rent increase above the guideline is August 1, 2023.

5. The Landlord or Tenants shall reconcile accounts within 120 days of this order.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 4.00% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken as follows:
   a. The Landlord may increase the rents charged by 1.75% within the time period of August 1, 2023 to July 31, 2024; and
   b. The Landlord may increase the rents charged by 2.25% within the time period of August 1, 2024 to July 31, 2025.
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 120 days of the date of this order.

March 9, 2026
Date Issued

Dillanique Knight
Hearings Officer, 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 Landlord 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 tenant moved in, and if the landlord has given the Tenant at least 90 days proper Notice of Rent Increase.
2. If the Landlord has given a Notice of Rent Increase for a rent increase that is less than the ordered increase, the Landlord may only take the rent increase set out in the Notice.

3. If the Tenant's rent is increased pursuant to the percentage increase ordered for capital expenditures and the same Tenant remains in the unit after the expiration of the weighted useful life for capital expenditures, then the rent will be reduced. Refer to Schedule 3 for information about the date and amount of the rent reduction.

4. The annual guideline for 2023 is 2.50%, for 2024 is 2.50%, for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

9 Deer Park Crescent, Toronto , Ontario, M4V 2C4

100	1001
102	1002
205	1003
301	1004
303	1005
304	1006
401	1105
403	1106
404	1204
405	1205
406	1206
501	1401
502	1402
602	1403
603	1406
604	1502
605	1503
703	1504
704	1506
705	1601
706	1603
804	1606
805	1701
806	1702
902	1704
904	PHA
906	

Schedule 2 - Tenants who are Affected by this Order:

Baltz, Zoe Dye
Bannister, Victoria
Baum, Jerry
Baum, Paula
Bovaird, James Birks
Bovaird, Roselyn Jan
Carmichael, Donald B.
Condliffe, Arthur John
Cowan, Grant
D'Souza-Culora, Tania
Donna Rankin, Don and
Dowling, Maggie
Durno, Gary
Durno, Janet E
Duviner, Susan
Fernandes, Bernard
Ferrari, Edward J
Frank, Robert
Gardner, James
Gibson, Catherine
Gossage, Robert A.
Haar, Vivian
Irvine, Robert Wesley
Irwin, Susan Elizabeth
Jennings, Eyton
Katz, Anne
Keeley, David
Keeley, Patrick
Klowak, Albina
Kreyssig, Jean
Maclean, Annette
Macleod, David K
Macleod, Patricia
MacMahon-Firestone, Barbara
Macnaughton, Sandra C.
Manion, Mary
Maria Van, Loon Erica
McCarten, Daly
McCarten, Thomas
Meggeson, Sean
Messer, Stephen
Messer, Tanalee
Millyard, Anne
Minty, Keith
Musgrave, John D.
Musgrave, Mary K.
Nesbitt, Connie
Nicoll, Stephen
Niedzviecki, Nina
Niedzviecki, Sam
Pereira, Maria
Proudfoot, Martha J.
Purdye, Kenneth
Simkins, Sari
Sisam, Mary Susan
Sisam, Peter
Stewart, Joanne
St Louis, Dianne C.
Sutherland, Patricia Ann
Sutton, David
Sutton, Katherine
Thornton, Nancy
Thornton, Roderick
Track, Barbara
Turner, Geills M
Van, Duynhoven Maija
Van, Loon William
Ward, Carol
Wilbee, James John
Wilbee, Juliane
Wolfson, Carol

Schedule 3 - Rent Reduction related to Capital Expenditures

A. Date of Rent Reduction

If the Tenant's rent is increased based on capital expenditures during the period 2023 then:

The date of the rent reduction will be the day before:

- the date of the Tenant's first rent increase under this order, plus
- the number of years for the weighted useful life for capital expenditures for the unit (set out in this order).

Example:
If the Tenant's rent was increased on June 1, 2021 and the weighted useful life for capital expenditures is 10 years, then the rent will be reduced on May 31, 2031.

If the Tenant's rent was *not* increased based on capital expenditures during the period 2023 but was increased during the later periods set out in the order then:

The date of the rent reduction will be the day before:

- the First Effective Date of Rent Increase in this order, plus
- the number of years for the weighted useful life for capital expenditures for the unit (set out in this order).

Example:
If the first effective date of increase in this order is April 1, 2021 and the weighted useful life for capital expenditures is 10 years, then the rent will be reduced on March 31, 2031.

B. Amount of Rent Reduction

If the Tenant's rent is increased by the total percentage increase set out in this order then:
The rent must be reduced by the total percentage increase set out in this order for capital expenditures.

If the Tenant's rent is *not* increased by the total percentage increase set out in this order then:
The rent must be reduced by an amount determined in accordance with the prescribed rules which may be equal to or less than the total percentage increase set out in this order for capital expenditures.