



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-000613-25

In the matter of: 51 Campbell Court, Stratford, Ontario, N5A 7P8

Between: LES IMMEUBLES JARDIN RADISSON INC. Landlord

And

Refer to attached Schedule 2

Tenants

LES IMMEUBLES JARDIN RADISSON 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.

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

Municipal Taxes and Charges

It is determined that:

1. The Landlord justified a rent increase above the guideline because of an extraordinary increase in the cost for 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 0.55%. This increase is to be taken in the first year.
3. The first effective date of the rent increase above the guideline is April 1, 2025.

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 April 1, 2025, to March 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.

March 9, 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 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 Tenants moved in, and if the Landlord has given the Tenants 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. The annual guideline for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

101	201	207	303	310
102	202	209	304	312
104	203	213	306	315
105	204	301	308	
107	205	302	309	

Schedule 2 - Tenants who are Affected by this Order:

Billings, Kurt
Cody, Bell
Corrinne, MacDonald
Elliott, Dorothy
Fitzpatrick, Josh
Foss, Grant
Hulshof, Suzanne
Kathleen, Sheardown
Kretsch, Janice
Larry, Oakes
Lease, Andrew
MacDonald, Howard

Mahir, Abdellatif
Maslen, Kevin
Miller, Kelsie
Murch, Jenny
Naoual, Lahouigue
Nigro, Elizabeth
Pat, Elliot
Patricia, Goodall
Pehlke, Curtis
Pellizzari, Paul
Racz, Joshua
Russell, Nigro

Shean, Dale
Sheardown, Donald
Sheldon, Lantz
Singh, Jatinder
Singh, Rajbir
Small, Robert
Stock, Jordan
Theroux, Sabrina
Tyler, Broughton
VanCuren, Ashley
Verstoep, Barbara