Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-009728-23

In the matter of: 1631 Victoria Park Avenue
Toronto, Ontario, M1R 1P2

Between: Centurion Apartment Properties (1631 Victoria Park Ave) Care of Centurion Property Associates Inc. — Landlord

And

Refer to attached Schedule 2 — Tenants

Centurion Apartment Properties (1631 Victoria Park Ave) Care of Centurion Property Associates 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 June 16, 2025.

The following parties attended the hearing**:**

The Landlord Team:

The Landlord's representative, Rachel Mazur, and the Landlord's employees, Najam Ali, Steven Turner and Maksim Mukaj.

The Tenants:

and the following Tenants, Yasmine Thomas, Shiela Villas, Howard Daley, Noemi Llamoso,Tristan Villaceran representing the Tenant, Beverley Binns, Ganesh Persaud, Noreen Wright-Richards, Marieta Baldos, Tiffany McDonald and Francis Aguila.

The Certificate of Service filed by the Landlord on May 14, 2025 indicates that some rental units listed in the application were not served with the application and notice of hearing. The Board 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: 104, 201, 207, 305, 306, 307, 404 and 409.

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

1. The maximum rent increase above the guideline because of capital expenditures is 1.35%. This increase is for the following capital expenditures:

    a. Fire Retrofit
    b. Balcony Doors
    c. Exit Light Replacement
    d. Stairwell Railings
    e. Boilers Repairs
    f. Line Painting & Asphalt Repair
    g. Surveillance Video Recorder
    h. Laundry Room Painting

2. Where the Landlord's application requests an increase of 1.35%, the maximum increase above the guideline for these units is 1.25%. This increase is to be taken in the first year.

3. Where the Landlord's application requests an increase of 0.78%, the maximum increase above the guideline for these units is 0.73%. This increase is to be taken in the first year.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by the percentage increases and within the time periods set out in Schedule 3.
2. The percentage increase set out in Schedule 3 may be taken in addition to the annual guideline in effect on the increase date for the unit.
3. The weighted useful life for the capital expenditures is as specified on Schedule 3.
4. The first effective date of the rent increase above the guideline is February 1, 2025.
5. 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 12, 2026
Date Issued

John Russett
Dispute Resolution 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. Any part of the ordered increase that is not taken within the time period specified cannot be added to subsequent rent increases in subsequent time periods.
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 4 for information about the date and amount of the rent reduction.
4. The annual guideline for 2023 is 2.50%.

Schedule 1 - Units affected by this Order:

101
105
106
107
108
202
203
204
205
206
209
301
302
303
304
308
309
401
402
403
405
407
408

Schedule 2 - Tenants who are Affected by this Order:

Adegboye, Adekunle
Aguila, Francis
Arab, Reeza
Baldos, Marieta
Binns, Beverley
Canadian Mental Health Association, .
Croteau, Renee
Daley, Howard
Darabont, Loran
Dewar, Jamie
Feyzi, Fazileh
Franklin, Trevis
Kdhear, Usama
Khan, Rafid Adnan
Llamoso, Noemi
McDonald, Tiffany
Michel, Marie Josee
Persaud, Ganesh
Rudahumbira, Eric
Sinopoli, Ralph
Thomas, Yasmine
Villas, Shiela
Wright-Richards, Noreen

Schedule 3 - Ordered Rent Increase Above the Guideline
First Effective Date of Rent Increase in this Order is February 1, 2023
The Landlord may increase the rent charged for the units affected by this order by the total percentages set out below and within the time periods set out below. These percentage increases may be taken in addition to the annual guideline in effect on the increase date for the unit.

	For the period of February 1, 2023, to January 31, 2024			
Rental Unit Address	**% inc for Cap Exp (Max 3%)**	**Total Increase (Excludes Guideline)**	**Weighted Useful Life**	**Total % for Cap Exp**
101, 1631 Victoria Park Avenue	0.73%	0.73%	14	0.73%
105, 1631 Victoria Park Avenue	1.25%	1.25%	16	1.25%
106, 1631 Victoria Park Avenue	1.25%	1.25%	16	1.25%
107, 1631 Victoria Park Avenue	1.25%	1.25%	16	1.25%
108, 1631 Victoria Park Avenue	1.25%	1.25%	16	1.25%
202, 1631 Victoria Park Avenue	1.25%	1.25%	16	1.25%
203, 1631 Victoria Park Avenue	1.25%	1.25%	16	1.25%
204, 1631 Victoria Park Avenue	1.25%	1.25%	16	1.25%
205, 1631 Victoria Park Avenue	1.25%	1.25%	16	1.25%
206, 1631 Victoria Park Avenue	1.25%	1.25%	16	1.25%
209, 1631 Victoria Park Avenue	1.25%	1.25%	16	1.25%
301, 1631 Victoria Park Avenue	1.25%	1.25%	16	1.25%
302, 1631 Victoria Park Avenue	1.25%	1.25%	16	1.25%
303, 1631 Victoria Park Avenue	1.25%	1.25%	16	1.25%
304, 1631 Victoria Park Avenue	1.25%	1.25%	16	1.25%
308, 1631 Victoria Park Avenue	1.25%	1.25%	16	1.25%
309, 1631 Victoria Park Avenue	1.25%	1.25%	16	1.25%
401, 1631 Victoria Park Avenue	1.25%	1.25%	16	1.25%
402, 1631 Victoria Park Avenue	1.25%	1.25%	16	1.25%
403, 1631 Victoria Park Avenue	1.25%	1.25%	16	1.25%
405, 1631 Victoria Park Avenue	0.73%	0.73%	14	0.73%
407, 1631 Victoria Park Avenue	1.25%	1.25%	16	1.25%
408, 1631 Victoria Park Avenue	1.25%	1.25%	16	1.25%

Schedule 4 - 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 Schedule 3).

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 Schedule 3).

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.