



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-087510-25

In the matter of: 1800 Valley Farm Road
Pickering, Ontario, L1V 3W3

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.

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 0.39%. This increase is to be taken in the first year.
3. The first effective date of the rent increase above the guideline is February 1, 2026.
4. The Certificate of Service filed by the Landlord on November 15, 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: D105, D214, D404, D413, and D511.

It is ordered that:

1. The Landlord may increase the rents charged by 0.39% 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.

March 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 1-888-332-3434.

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 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

D101	D206	D310	D415
D102	D207	D311	D416
D103	D208	D312	D501
D104	D209	D313	D502
D106	D210	D314	D503
D107	D211	D315	D504
D108	D212	D316	D505
D109	D213	D401	D506
D110	D215	D402	D507
D111	D216	D403	D508
D112	D301	D405	D509
D113	D302	D406	D510
D114	D303	D407	D512
D115	D304	D408	D513
D201	D305	D409	D514
D202	D306	D410	D515
D203	D307	D411	D516
D204	D308	D412	
D205	D309	D414	

Schedule 2 - Tenants who are Affected by this Order:

Alphonse, Danny	Heath, Rosemarie A	Purcell, Stephen
Alphonse, Jennifer	Darby	Reid, Patricia
Avila, Cindy	Hobson, Stuart	Roche, Stephen
Ayson, Alexander	Humber, Sherryann	Sargeant, Raymond
Barradas, Michael	Hussain, Mazhar	Smith, Keith
Batchelor, Susan	James, Jasmine	Stewart, Marjorie
Berk, Jason	Kalnitsky, Michael	Stewart, Michael
Bhakti, Mahendra	Kerridge, Travis	Sturgess, Carey
Bowler, Jerry	Kim, Jung Soon	Sullivan, Dianne
Bujalski, Daniel	Kokol, Janine	Sullivan, Mary Hazel
Burell, Janet	Lakhan, Sally	Sullivan, Peter
Burke, Regina	Lee, Dong Uk	Sullivan, Sarah
Burke, Shawn	Lue, Diana	Thompson, Michael
Campbell, Crystal	Malicdem, Arlene	Torres, David
Chapman, Donna	Mangaoang	Torres, Stefanny
Patricia	Mamona, Mena Nadine	Valderrama, Doris Avila
Choe, Ramond	Maraj, Joan	Valdez, Judith Obrien
Christie, Sabrina	Maraj, Sarah	Valdez, Secundino
Cohen, Ryan	Mathur, Madhu	Walker, Caron
Crichlow, Michael	Mathur, Rajiv	Walker, Dorett
Cromwell, Conrad	Mckenzie, Dominic	Walker, Edel
David, Vanalisa	Mcletchie, Melissa P	Walker, Edwin A
De Freitas, Maleik	Mensah, Araba	Walker, Elizabeth
De Freitas, Pamula	Mohamed, Abdalla	Walker, Yvette/A
Defritas, Mark	Mushtaq, Saba	Williams, Nicole
Deguzman, Rolando	Nelson, Liza	Wright, Carmen
Deguzman-Dayot, Claire	O'toole, Garry Joseph	Wright, David
Devi, Nadiya Savitri	Obradovic, Stainslav	Zafar, Khrum
Dynes, Frank	Ortiz, Americo/Angel	
Dynes, Monina	Chauca	
Dynes, Paul	Osorio, Jazmin	
Edwards, Erica	Fernandez	
Elliott, Suzanne	Otoole, G-Anne	
Ferreira, Manuel	Owens, Margaret	
Ferreira, Susana	Paisley, Derek	
Fortunato, Louis	Paisley, Robert	
Frederick, Shirleyann	Palmer, Tamara	
Gallego, Ashley	Patel, Yamini	
Ghazal, Michael	Pereski, Beverlee	
Gordon, Alphonsus	Denise	
Gordon, Denzel	Peters, John	
Gordon, Helen Ford	Porcal, Carl Jayco	
Gosein, Jesodra	Potts, Christine	
Gosein, Simbhoo	Purcell, Ashley	