



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-081023-23

In the matter of: 8950 Wyandotte Street East, Windsor, Ontario, N8S 1V3
8955 Wyandotte Street East, Windsor, Ontario, N8S 1V4
9150 Wyandotte Street East, Windsor, Ontario, N8S 4C7

Between: Hazelview Properties Landlord

And

Refer to attached Schedule 2 Tenants

Hazelview Properties (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 26, 2025.

The following parties attended the hearing on behalf of the Landlord: the Landlord's representative, David Lyman and the Landlord's agents Stephanie Huezo, Zsuzsanna Kertesz.

The following tenants attended the hearing: Patricia McLaughlin, Neil Conner, Gordon Stallard, Billie Bridgen, Diane Jaryszek, Alec Moes, Brian Greydanus, Annette Martin, Karen Cournoyea, Catherine Rutherford, Betty Murray and Shirley Taylor.

The Certificate of Service filed by the Landlord on October 24, 2025 indicates that some Tenants listed in the application were not served with the application and notice of hearing. The Board shall therefore amend the application by removing the Tenants as parties. 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:

8950 Wyandotte Street East: 105, 107, 201, 204, 206, 305, 306, 307, 402, 403, 505 and 508.

8955 Wyandotte Street East: 206, 207, 408, 503 and 505.

9150 Wyandotte Street East: 201, 202, 205, 308, 501 and 503.

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

1. The maximum rent increase above the guideline because of capital expenditures is 5.00%. This increase is for the following capital expenditures:
 - a. Balcony Repairs and Railing Replacement (8955 and 9150);
 - b. Door Locks and Access Control;
 - c. Stairwell Flooring; and
 - d. Catch Basin Repairs.
2. Where the Landlord's application requests an increase of 5.14%, the maximum increase above the guideline for these units is 5.00%. This increase is to be taken as follows: 1.50% in the first year; 1.50% in the second year and 2.00% in the third year.
3. Where the Landlord's application requests an increase of 4.43%, the maximum increase above the guideline for these units is 4.40%. This increase is to be taken as follows: 1.50% in the first year; 1.50% in the second year and 1.40% in the third year.
4. The weighted useful life for the capital expenditures as calculated by the Board is 12 years.
5. The first effective date of the rent increase above the guideline is January 1, 2024.

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 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 13, 2026
Date Issued

John Russett
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 4 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:

8950 Wyandotte Street East, Windsor, Ontario, N8S 1V3

101	208	406
103	301	407
104	302	408
106	303	501
108	304	502
202	308	503
203	401	504
205	404	506
207	405	507

8955 Wyandotte Street East, Windsor, Ontario, N8S 1V4

101	205	403
103	208	405
104	301	406
105	302	501
106	303	502
107	305	504
108	307	506
202	308	507
203	401	508
204	402	

9150 Wyandotte Street East, Windsor, Ontario, N8S 4C7

101	207	403
102	301	404
103	303	405
104	304	407
105	305	408
106	306	502
107	307	504
203	401	506
204	402	

Schedule 2 - Tenants who are Affected by this Order:

Addis, Ken
anne Branton, Jo-anne
Arbagi, Jamile
Attar, Ami
Barron, Brian
Beaudry, Pam
Bigelow, Vernon
Bondy, Ingrid
Bray-Lefaive, Darrel
Bridgen, Billie
Brody, Jim
Brosseau, Tara
Bulley, Kevin
Burling, Joanne
Butler, Dean
Campeau, Richard
Coleman, Patrick
Conner, Neil
Connor, Karen
Connor, Kathleen
Cournoyea, Karen
Cusson, Gary
Cusson, Hilda
Delavalle, Joseph
Demers, Robert
Deneau, Audrey
Dobey, Maria
Doman, Marilyn
Donison, Diane
Drouillaird, Sara
Duggan, Nina
Fritz, Claudine

Gagnon, Kim
George, Ronald
Greydanus, Brian
Hardcastle, Maureen
Herman, Barbara
Hitchins, Jeff
Holmes, Danielle
Hutton, Patricia
Ignjatovic, Dragoslav
Ignjatovic, Tomka
Jaryszek, Diane
Johnson, Robert
J Wayne, Linda
Kaminsky, Dorothy
Langan, John
Lapensee, Diane
Lewis-Shaw, Tristen
Lloyd-Bishop, Janice
Martin, Annette
Matheson, Martha
Mazzei, Bill
McClymont, Meghan
McGregor, Darlena
McIntosh, Robert
McLaughlin, Patricia
McLeod, Kirk Duncan
Meloche, Loretta
Meloche, Roxanne
Meloche, Ruth
Mikec, Scott
Millin, Nola
Mineau, Darren

Moes, Alec
Morency, Michael
Murray, Betty
Myers, Jayden
Ouellette, Gloria
Pare, Ashley
Pollock, Cheryl
Potros, Adriana
Potter, Beverly
Powell, Glynn
Puie, Cristian
Puie, Floare
Puie, Traian
Renaud, Edward
Renaud, Mark
Rutherford, Catherine
Ryan, Meaghan
Schaffer, Deborah
Schneider, Keith
Simpson, Cathy
Simpson, Sharon
Sinclair, James
Soszynski, Tomasz
Stallard, Gordon
Surgent, Jennifer
Taylor, Shirley
Tilly, Shaylynn
Vanderbeck, Brynn
Veldhuis, Gus
Vidamour, Nancy
Warner, Kyle
Warner, Mark

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is January 1, 2024**

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.

Rental Unit Address Name	Period of January 1, 2024 to December 31, 2024		Period of January 1, 2025 to December 31, 2025		Period of January 1, 2026 to December 31, 2026			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
101, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
103, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
104, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
106, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
108, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
202, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
203, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
205, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
207, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
208, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
301, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
302, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
303, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
304, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
308, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
401, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
404, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
405, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
406, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
407, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
408, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
501, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
502, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
503, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
504, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%

Rental Unit Address Name	Period of January 1, 2024 to December 31, 2024		Period of January 1, 2025 to December 31, 2025		Period of January 1, 2026 to December 31, 2026			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
506, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
507, 8950 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
101, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
103, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
104, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
105, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
106, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
107, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
108, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
202, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
203, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
204, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
205, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
208, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
301, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
302, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
303, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
305, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
307, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
308, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
401, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
402, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
403, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
405, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
406, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
501, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
502, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
504, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
506, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
507, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
508, 8955 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
101, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
102, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%

Rental Unit Address Name	Period of January 1, 2024 to December 31, 2024		Period of January 1, 2025 to December 31, 2025		Period of January 1, 2026 to December 31, 2026			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
103, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
104, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
105, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
106, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
107, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
203, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
204, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
207, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
301, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
303, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
304, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
305, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
306, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
307, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	1.40%	1.40%	12	4.40%
401, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
402, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
403, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
404, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
405, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
407, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
408, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
502, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
504, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%
506, 9150 Wyandotte Street East	1.50%	1.50%	1.50%	1.50%	2.00%	2.00%	12	5.00%

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 2024 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 2024 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.