



Amended Order under Section 126
Residential Tenancies Act, 2006

File Number: LTB-L-043220-25

In the matter of: 185 Berkshire Drive, London, Ontario, N6J 3R6

Between: Skyline Living Landlord

And

Refer to attached Schedule 2 Tenants

Skyline Living (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.

It is determined that:

Municipal Taxes and Charges

1. The Landlord justified a rent increase above the guideline because of an extraordinary increase in the 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 0.53%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on November 11, 2025, indicates that some rental units listed in the application were not served with the application and notice of hearing. The LTB 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: 102, 106, 203, 204, 301, 302 and 507.
4. The first effective date of the rent increase above the guideline is September 1, 2025.

It is ordered that:

1. The Landlord may increase the rents charged by 0.53% 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 September 1, 2025, to August 30, 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 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 1-888-332-3234.

Important Notes:

1. The Landlords 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 Landlords have given the Tenants at least 90 days proper Notice of Rent Increase.
2. If the Landlords have given a Notice of Rent Increase for a rent increase that is less than the ordered increase, the Landlords 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:

185 Berkshire Drive, London, Ontario, N6J 3R6

101	205	305	404	503	603	702
103	206	306	405	504	604	703
104	207	307	406	505	605	704
105	208	308	407	506	606	705
107	302	401	408	508	607	706
201	303	402	501	601	608	707
202	304	403	502	602	701	708

Schedule 2 - Tenants who are Affected by this Order:

Adeoluwakiishi, Damilola	Hendry, Jill	Plemiannyk, Liliia
Ando (ARM), Lorraine	Hoad, Elyana	Power, Lana
Antone, Joseph	Jacob, Stan	Price, Ilene
Barber, Douglas	Jamil, Qaiser	Ramsey, Evan
Barber, Shawn	Joseph, Errol	Rex, David (Dave)
Beck, Sara	Loviahin, Marian	Sickles, Karla
Billard, Brenda	Martell, Deon	Sippel, Emily
Brown, Lorraine	Martin, Judith	Stevens, Mikaila
Brown, Melissa	Maxwell-Pichie, Tabatha-Ann	Stewart, Alicia
Cameron, Megan	McGowans, Claude	Sysak, Halyna
Campbell, Donna	McKinley, Marilu	Sysak, Volodymyr
Crosby, Styles	McRae, Judy Ann	Thorne, Jessica
Dulong, Joshua	Michaels, Todd	Thornton, Stephanie
Faulkner, Janet	Mills, Mariama	Tong, Brandy
Futher, Paul	Mills, Sylvester	Tonner, Justin
Garrod, Jennifer	Nearing, Karen	Triano, Cassie
Godin, Cynthia	Oliver, Carol	Wickert, Susan
Goulden, Tasha	Osvald, Marissa	Williams, Robert
Harding, James	Osvald, Michael	Wilson, Scott
Haskell, Lorie	Pass, Geoff	Wolfe, Janeva
Haywood, Jason	Pichie, Marie-Lynn	