



**Order under Section 126
Residential Tenancies Act, 2006**

File Number: LTB-L-087477-25

In the matter of: 1875 Glenanna Road
Pickering, Ontario, L1V 3V6

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 0.35%. 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.

It is ordered that:

1. The Landlord may increase the rents charged by 0.35% 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 1-888-332-3234.

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 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

B103	B211	B405	B510
B104	B301	B406	B511
B105	B302	B407	B601
B106	B303	B408	B602
B107	B304	B409	B603
B108	B305	B410	B604
B201	B306	B411	B605
B202	B307	B501	B606
B203	B308	B502	B607
B204	B309	B503	B608
B205	B310	B504	B609
B206	B311	B505	B610
B207	B401	B506	B611
B208	B402	B507	
B209	B403	B508	
B210	B404	B509	

Schedule 2 - Tenants who are Affected by this Order:

Afghanyar, Ajmal
Afghanyar, Zabiullah
Ahmadshahi, Mustafa
Alexander, Alaina
Veleeparambil
Amos, Judeen
Anand, Foram Ben
Atkinson, Gloria
Augustin, Prudentiana
Austin, Camille
Baptiste, Bernadette
Baptiste, Robert Clyde
Bhagwandat, Matthe
David
Bhagwandat, Seeta
Syreeta
Burke, Linda
Butts, Inez Irma
Caruso, Amanda
Cometa, Sidney
D'souza, Clifford
Dhaduk, Viraj
Dickson, Dayven
Dixon, Donna
Ellis, Suzanne Arlene
Fegan, Bruce Christian
Fraser, Marvin
Goslin, David Edmond
Grant, Andrew
Hendrickson, Ian
Hobbs, Jason
Hobbs, Melissa
Hung, Lisa
Issa, Ismail
Issa, Widad
James, Jaleesa L
Jeon, Seongok
Johnson, Kalenea
Jones, Edwina
Jones, Rohan
Kansara, Jahanavi
Khan, Zakir

Kim, Jenny
Langille, Nelson
Lemagueresse, Claudio
Linke, Joyce
Linke, Susan Brenda
Madholall, Rajwantie
Madholall, Revendra
Maisonnette, Mary
Antoinette
Malekyar, Aryan
Malekyar, Nasratullah
Martin, Angela
Martin, Genevieve
Mcgrath, Tianna
Macdonald
Meehan, Megan Ashley
Mehta, Shailvi
Morgan, Chester
Mpimbwele, Kipakiya
Ida
Mpimbwele-Ntoto,
Georgine
Nurse, Mark A
Patel, Pranav
Paul, Murray Gratton
Jacob
Penaranda, Arnold
Penaranda, Raquel
Pope, Anne Jane
Pope, Michael Mayo
Prior, Robert
Pulido, Elizabeth
Cometa
Qurashi, Shakila
Qureshi, Ahmad Milad
Rane, Sonali
Ravichandran, Indra
Rojas, Elenita
Rutty, Greta
Satam, Chinmay
Sceeles, Darryn
Shah, Zulfigar

Shirsat, Prashant
Shirsat, Shailaja
Smith, Victor
Songcuan, Noel
Stamp, Gladstone
Stephen, Stebin
Templonuevo, Felipe
Templonuevo, John
Philip
Templonuevo, Lucia
Thompson, Kelly
Vidal, Francis
Wentworth, Norma
Wilson, Mike
Wong, Clement
Wong, Santha
Wong, Tricia Andrea
Chichester