



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

File Number: LTB-L-070459-25

In the matter of: 2121 Rathburn Road East
Mississauga, Ontario, L4W 2X3

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 0.38%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on November 19, 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: 403, 409, 602, 1201, 1204, 1207, PH06 and PH11.

4. The first effective date of the rent increase above the guideline is January 1, 2026.

It is ordered that:

1. The Landlord may increase the rents charged by 0.38% 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 January 1, 2026, to December 31, 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 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:

102	309	605	809	1102
103	310	606	810	1103
104	311	607	811	1104
105	401	608	901	1105
106	402	609	902	1106
110	404	610	903	1107
111	405	611	904	1108
201	406	701	905	1109
202	407	702	906	1110
203	408	703	907	1111
204	410	704	908	1202
205	411	705	909	1203
206	501	706	910	1205
207	502	707	911	1206
208	503	708	1001	1208
209	504	709	1002	1209
210	505	710	1003	1210
211	506	711	1004	1211
301	507	801	1005	PH01
302	508	802	1006	PH02
303	509	803	1007	PH03
304	510	804	1008	PH04
305	511	805	1009	PH05
306	601	806	1010	PH07
307	603	807	1011	PH08
308	604	808	1101	PH09
PH10				

Schedule 2 - Tenants who are Affected by this Order:

Acheson, Stephanie	Dobrowolski, Adam	Lee, Tracey
Adam, David	Docherty, Heather	Lepine, Gerard
Affleck, Barry	Dos Santos, Roseli	Lewandowski, Karolina
Aitken, John	Dubrey, Dillion	Lewis, Richard
Anderson, Donald	Dzeko, Damjana	Lumley, Leanne
Anderson, Linda	Facey, Isha	Luz, Linda
Arora, Pari	Fanatauzzi, Franco	Macdougall, Tonya
Astri'bonavia, Linda	Fera, Pasquale	Maier, Deborah
Attwell, Patti	Fountain, Jeff	Malcolm, Faith
Aube, Shyla	Francis, Susan	Malcolm, Meshak
Beram, Igor	Furgiuele, Frank	Manuel, Tracey
Berni, Fred	Garcia, Gervasio	Maraikayar, Abdul
Berni, Jill	Garcia, Maria	Wahab Halidu
Bielecki, Zbigniew	George, Gabriela	Marilyn, Spence
Blake, Dameion/N	Giancola, Joanne	Marsman, Wayne
Bonavia, Antoine	Gillian, Suckling	Mary, Masson
Bousfield, David	Glen, Mertland	Matar, Linda
Boyle, Janice	Goodwin, Susan	Mattachioni, Christine
Braithwaite, Ian	Gorrell, Kenneth	Mcconnel, Pamela
Brandreth, Mark	Gracile, Flavius	Mcelroy, Karly Joanna
Brelik, Adam	Gray, Andrew	Mckechnie, Colin
Brereton, Sandra	Hall, Paula	Mendonca, Maria
Buckley, Krystal	Harbarets, Iryna	Middleton, Linda
Burlow, Kathie	Harris, Dionne	Miles, William
Butler, Mark	Harris, Lyndon	Militaru, Octavian
Butler, Tyler	Harrison, Cheryl-Lynn	Minniti, Mike
Campbell, Damian	Johnston, Gemma	Mirabelli, Giovanni
Campbell, Philemon	Johnstone, Leah	Marco
Cannalona, Carmela	Jones, Robert	Montpetit, Marlena
Cardenas, Nicole	Kennedy, Helen	Morrissey, Linda
Cato, Marilyn	Klowak, Kiley Marie	Murphy, Frank
Chan, Tuen Yee/(Irene)	Knipping, Dr. Randolph	Nathoo, Alim
Charles, D'shawne	Komissarchuk, Yuri	Neill, Irene
Chasse, Olga	Komonko, Darrell	Novak, Eva
Cholewicki, Marek	Korchuk, Patricia	Nyadyslav, Nykolyn
Clements, Barbara	Kreutzberg, Martin	Oleszkowicz, Gail
Craigie, Iain	Kucukovic, Emina	Oletarczyk, Danuta
Croft, Anna	Kucukovic, Fahrudin	Olszanowski, Kathyann
Croft, Melissa	Kucukovic, Haris	Page, Kevin
Cyril, Nirmala	Kurowska, Teresa	Paine, Graham
Cyril, Rajkumar	(Terry)	Pointet, Dominique
De Los Santos,	Lalman, Edmund	Poltrok, Carole A
Shannon	Lazarova, Tatjana	Predrag, Lakicevic
Di Piero, Anthony	Lee, Gordon	Reid, Tre-Von

Riddell, Paula
Riendeau, Sofie
Roy, Annette
Santebery, Alton
Savic, Nenad
Savic, Tamara
Sernizon, Lucas
Shklar, Dianne
Skelton, Richard
Smith, Peter
Spence, Charles
Spilchuk, Shirley
St.Pierre, Alec
Stensson, Kelly
Stonehouse-Degrasse,
Tina
Stringel, Mariana
Sushyryba, Liudmyla
Sushyryba, Yardslav
Tchavdarov, Metodi
Teles, Helder
Teles, Maria
Thompson, Patricia
Todorova, Svetlana
Tooze, Gary
Tvorek, Lesia
Uroda, Natalie
Venn, Douglas
Vukosavljevic, Teodor
Wallace, Marie
Whale, Paul
Williams, Michael
Williams, Tamara
Wolfe, Fay
Zashev, Andrey
Zbikowski, Marian
Zdravic, Marko