



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

File Number: LTB-L-087533-25

In the matter of: 1865 Glenanna Road
Pickering, Ontario, L1V 3V5

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.

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 1-888-332-3234.

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:

A101	A207	A311	A415
A102	A208	A312	A416
A103	A209	A313	A501
A104	A210	A314	A502
A105	A211	A315	A503
A106	A212	A316	A504
A107	A213	A401	A505
A108	A214	A402	A506
A109	A215	A403	A507
A110	A216	A404	A508
A111	A301	A405	A509
A112	A302	A406	A510
A113	A303	A407	A511
A114	A304	A408	A512
A201	A305	A409	A513
A202	A306	A410	A514
A203	A307	A411	A515
A204	A308	A412	A516
A205	A309	A413	
A206	A310	A414	

Schedule 2 - Tenants who are Affected by this Order:

Adamson, Shellyann	Humes, Atu	Rewkowski, Mike
Ahmad, Yahya	Hurl, Colleen A	Rickman, Donna
Ahmad, Yaqoob	Hutcherson, Marianne	Roberts, Steven Michael
Ansari, Naveed	Elizabeth	Rojas, Angel
Auguste, Stephie	James, Annette	Rojas, Jesseny
Barry, Dylan	Jedrocha, Andrzej	Rojas, Mercedes
Brechin, Lisa-Grace	Jedrocha, Mirosława	Roxas, Aida
Burket, Elizabeth	Jenkinson, James	Roxas, Jaime
Burket, Shannon	Jolie, Brandon	Scheuneman, Brad
Burket, Simone	Jolie, Gabrianna	Sheridan, Samantha
Campbell, Dalten	Kabeya, Ntumba Ida	Shivgobin, Kumarie
Alexander	Karpenko, Cordelia Jane	Simmonds, Monique
Campbell, Latoya	Khan, Ashraf Saleh	Sitcheron, Garcia
Chaudhry, Aqil	Khan, Dawood Ashraf	Sitcheron, Winston
Cumberbatch, Lance	Kim, Soo Kyung	Smith, Duncan
Deane, Kristopher	Lee, Eui Se	Smith, Robert
Delisser, Andrea	Lee, James	Spencer, Scott
Deymuh, Mercy A	Legassicke, Nancy	Stephens, Eglon I
Deymuh, Victor K.	Lillie, Lisa	Sullivan, Clifford Daniel
Dilenga, Miketu Rachel	Macdonald, Leanne	Sullivan, Jennifer
Dilenga, Tshimbombo	Macdonald, Robert	Taylor, Matthew
Arsene	Martin, Leroy A	Taylor, Rachael
Dunkley, Carol	Mcfarlane, Gloria	Thomas, Danier
Fitzpatrick, Jonathan	Mcleod, Heather	Thomas, Sandra
Fitzpatrick, Patricia	Elizabeth	Pamela
Foster, Christopher	Mertsis, Nicole	Tieche, Roger
Francis, Shawanna	Mertsis, Veronica	Timleck, Gabriella
Fraser, Sheridan J	Middleton, David William	Tirumala, Nandini
Maynard	Moore, Wallace	Tucker, Janile
Gallagher, Caitlyn	Muir, Jeffrey	Tugwell, Sylvia
Rosetta	Nahas, Madlen	Walters, Tanya
Gallagher, Scott	Nallagopulla, Adithya	Watts, Steven
Gallego, Rene	Nallagopulla, Ashwik	Watts, Susan
Gallego, Susan	Manjunadh Sai Teja	William, Angela
Gayle, Angela	Pike, Joanne	William, Benedicta
Gayle, Jessica	Pineda, Abigail	William, Olwyn
Gerace, Janine	Plummer, Regena	Wilson, Gail Kathryn
Gerace, Shawn	Silvera	Wong, Agnes
Gill, Abdul Wahab	Quested, Sheena	Wong, Joseph
Gill, Lorna	Ramjeet, Gairy	Wright, Joanne
Glute, Jeanine	Ramsay, Gailprime	
Gomez, Charlene	Ramsay, Milton	
Gomez, Keith R	Ravichandran,	
Hebbard, Arron Lee	Gajeepan	
Hines, Marcia	Rempel, Eric	