



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-080530-25

In the matter of: 1425 Bodmin Road
Mississauga, Ontario, L5J 3T4

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. The Board received submissions from the Tenant Si Young Lee – Unit 606. A reply to the Tenant's submissions was received from the Landlord.

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 0.45%. This increase is to be taken in the first year.
3. The first effective date of the rent increase above the guideline is March 1, 2026.
4. The Certificate of Service filed by the Landlord on November 21, 2025, indicates that some rental units listed in the application were not served with the

application and notice of hearing. The Board 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: 704, 807, 904, 1203, and 1207.

Calculation of the Increase

5. The Tenant residing in Unit 606 submits that the Landlord failed to demonstrate that the increase in municipal taxes and charges meets the definition of “extraordinary” under the *Act*.
6. For the sake of clarity, the Board considers whether there was an extraordinary increase in municipal taxes, as described in this Order above, and calculates the increase in accordance with the Rules set out under s. 29 of O. Reg. 516/06.

Maintenance

7. The Tenant residing in Unit 606 submits that there are maintenance issues which they argue, support that the Landlord’s application should be dismissed. These issues are as follows:
 - a. Ant and Cockroach infestation in the building and unit - despite extermination attempts cockroaches return.
 - b. Mold in the washroom because of faulty exhaust fan – management paints over mold.
8. Subsection 126(12) of the *Act* refers to serious, ongoing breaches of the Landlord’s maintenance obligations. I am not satisfied that maintenance issues raised by Tenant, even if they remain outstanding, would rise to the level of a serious breach of the Landlord’s maintenance obligation. A disrepair problem that is not “serious” as that term is used under the *Act* is not relevant to these proceedings. However, the Tenant(s) is entitled to file their own applications at the Board in respect of these issues.

It is ordered that:

1. The Landlord may increase the rents charged by 0.45% 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 March 1, 2026, to February 28, 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:

100	301	500	609	900	1100
101	302	501	700	901	1101
102	303	502	701	902	1102
103	304	503	702	903	1103
104	305	504	703	905	1104
105	306	505	705	906	1105
106	307	506	706	907	1106
107	308	507	707	908	1107
200	309	508	708	909	1108
201	400	509	709	1000	1109
202	401	600	800	1001	1200
203	402	601	801	1002	1201
204	403	602	802	1003	1202
205	404	603	803	1004	1204
206	405	604	804	1005	1205
207	406	605	805	1006	1206
208	407	606	806	1007	1208
209	408	607	808	1008	1209
300	409	608	809	1009	

Schedule 2 - Tenants who are Affected by this Order:

Abdi, Elmi	Guevara, Raquel	Montanaro, Donna May
Abdulameer, Saad	Guy, Jean Claude	Moorhead, Alan
Aboutaleb, Yehya Saleh	Hanan, Mary Margaret	Morozik, Stanislaw
Abulakad, Abdalkabar	Hasan, Muhammad	Mughal,
Abulrahaman, Junaidu	Hedges, Melissa	Mohammad/Rizwan
Adekoajo, Olufunke	Hendricks, Jocelyn	Mughal, Zertajia
Ahmed, Rizwan	Heyworth, Michael	Munn, Sara Loraine
Mohammed	Hoare, Nickolas	Naqui, Syed Yamin
Al Khazraji, Qays Ali	Holoday, Ivan	Ahmed
Hassan	Holoday, Jackson	Nguyen, Hoang
Amani, Mohammad	Holoday, Lucas Michael	Noriega, Sandra
Romal	Houston, Ernie	Rivadeneyra
Arora, Sandeep	Hsieh, Chia Chen	Nwaiwu, Emmanuel
Awoyomi, Lidmila	Hu, Xin	Ikechukwu
Bahonjic*, Sejdo	Hushmand, Ahmad	Omara, Mark
Baverstock, Scott M	Shah	Oosthoek, Sharlene
Bhavsar, Jainal	Irfan, Muhammad	Pacis, Catherine
Bird, Jeanette	Jahan, Salima	Pasha, Mohd Saquib
Browne, Kortney K	Jones, Douglas Arthur	Patel, Poonam
Celebi, Melisa	Judd, Anthony	Patterson, Janice
Charron, Mark	Judd, John Vincent	Payton, Gerald Thomas
Chowdhury, Farjana	Kakar, Muhammad	Phillips, Amy
Chrapka, Philip	Sadeeq	Phillips, Matthew
Cook, Serge Daniel	Kanjia, Bhagya	Pirroncello, Lindy
Costa, Ashley	Kapatel, Harshkumar	Ponte, Nicholas
Croteau, Samantha	Kaur, Gursheen	Radulescu, Catalina
Dara, Mariam	Kennedy, Kimone	Rehman, Syed Fazlur
Davis, Dejith Achandy	Khan, Ameen	Reynolds, Michael D
Davis, Derick Achandy	Khan, Shahida	Ristic, Suada
Dawkins, Simone	Khondaker, Mahbub	Ristic, Zeljko
Dordevic, Marko	Kouboura, Yark	Roberts, Andre
Elberier, Lydia	Kryvosheiev, Oleksandr	Rock, Jeffery
Elmangoushi, Rasha	Kumar, Monu	Rodriguez, Wilfido
Eskandari, Mohammad	Langley, Gillian	Rodriguez, Wilfido
Qasim	Lee, Si Young	Romero, Juan Carlos
Esmat, Ibrahim	Ligaya, Benjamin	Carballo
Eustace, Brent	Mahmoud, Naglaa	Rooke, James
Fernandes, Sara	Marks, Joanna	Ryan, Timothy Derrick
Figueira, Brian	Martin, Brittany	Saldarriaga, Claudia
Francis, Nathan	Mayers, David	Sarir Farhat, Ah/Zia
Genovy, Emily	Mazur, Marian	Sepulveda, Fredy
Gordon, Rebecca Karin	Miles, Mandi/Ann	Sharif, Abdul Kareem
Guevara, Juan	Mohamad, Yusuf	Sharif, Waiss
Guevara, Nancy	Mohammed, Sanaa	Mohammad

Sheikh, Abdul Mannan
Aziz
Shevchuk, Hryhorii
Siddiqui, Sana
Sief, Addean Emjali
Singh, Ashton
Singh, Rohit Ryan
Manish
Snow, Melissa-Jayne
Snow, Melvin
Somers, Louise
Speede, Allicia
Sreekala, Indulekha
Steponas, Lauren
Stewartson, Shanicka
Szczupak, Krystian
Tasmeen, Asiya
Tulett, Annmarie
Tulett, David
Usama, Hanawy
Uwasomba, Ogechi
Vo, Binh
Wall, Christine A
Walton, Christopher
Weheliye, Hodan
Weldemedhin, Yemane
Williams, Dorette
Wray, Patrick J
Wright, Meghann
Youssef, Moez
Zahara, Asmat
Zain, Ammar
Zolotkov, Anatoliy