



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-037380-23

In the matter of: 746 Laflin Avenue, Cornwall, Ontario, K6J 3M5
750 Laflin Avenue, Cornwall, Ontario, K6J 3M5
754 Laflin Avenue, Cornwall, Ontario, K6J 3M5

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.

A Case Management Hearing took place by videoconference on December 18, 2025.

The following parties attended the hearing:

the Landlord: the Landlord's representative, Rachel Mazur, the Landlord's agent, Adriana Gutierrez, and the Landlord's previous agent Julia Wallace.

The following tenants attended the hearing: Debbie Labrosse, Matthew Larose, Tanya Murrell, Janet Wheaton, Brian Maclean, Kassandra-Lynn Stephan and Irma Skwarek.

The Certificate of Service filed by the Landlord on November 18, 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:

746 Laflin Avenue: 106, 108, 110, 115, 205, 212 and B04,

750 Laflin Avenue: 102, 109, 205, 208, 211, 212, B02 and B04 and

754 Laflin Avenue: 112, 206, B06, B09, B14 and B15.

At the Case Management Hearing the parties agreed to the following:

1. The maximum rent increase above the guideline because of capital expenditures is 2.55%. This increase is for the following capital expenditures:
 - a. Roof Replacement;
 - b. Boiler Replacement; and
 - c. Make UP Air Unit Replacement.
2. Where the Landlord's application requests an increase of 0.64%, the maximum increase above the guideline for these units is 0.62%. This increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 1.48%, the maximum increase above the guideline for these units is 1.44%. This increase is to be taken in the first year.
4. Where the Landlord's application requests an increase of 2.64%, the maximum increase above the guideline for these units is 2.55%. This increase is to be taken in the first year.
5. The weighted useful life for the capital expenditures is as specified on Schedule 3.
6. The first effective date of the rent increase above the guideline is August 1, 2023.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by the percentage increases and within the time periods set out in Schedule 3.
2. The percentage increase set out in Schedule 3 may be taken in addition to the annual guideline in effect on the increase date for the unit.
3. 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

John Russett

Hearings Officer, 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 tenant moved in, and if the landlord has given the Tenant 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. If the Tenant's rent is increased pursuant to the percentage increase ordered for capital expenditures and the same Tenant remains in the unit after the expiration of the weighted useful life for capital expenditures, then the rent will be reduced. Refer to Schedule 4 for information about the date and amount of the rent reduction.
4. The annual guideline for 2023 is 2.50%, for 2024 is 2.50%, for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

746 Laflin Avenue, Cornwall, Ontario, K6J 3M5

104	202	B03
105	207	B06
107	209	B07
109	211	B08
111	214	B09
112	215	B14
114	B02	

750 Laflin Avenue, Cornwall, Ontario, K6J 3M5

103	112	B03
104	114	B05
105	115	B06
106	206	B08
107	209	B10
108	210	B11
110	213	B14

754 Laflin Avenue, Cornwall, Ontario, K6J 3M5

103	113	211
104	114	215
105	115	B02
106	202	B03
107	203	B04
108	204	B05
109	207	B08
110	209	B10
111	210	B11

Schedule 2 - Tenants who are Affected by this Order:

Akers, Steven	Labrosse, Debbie	Proulx, Ronald
Beaudin, Rita	Lalonde, Denis	Quesnel, Dale
Brown, Shirley	Lalonde, Guy	Quesnel, Pat
Brunet, Krista	Lanois, Anne Marie	Reid, Selena
Campbell, Kristen	Laroche, Jean Paul	Rioux, Bertrand
Cernigoi, Chad	Larose, Matthew	Runions, Joe
Conway, Michael	Leger, Aaron	Seguin, Mathieu
Cyr, Kristin	Leger, Peter	Seguin, Sherry
Dhindsa, Vipandeep Kaur	Leroux, Nathan	Sharma, Rajiv
Disotell, Andrew	Levac, William	Singh, Guriqbal
Doucet, Lina	Levere, Carol	Singh, Onkar
Dupelle, Vanessa	Macleane, Brian	Skallerup, William
Fisher, Judith	Marleau, Jessica	Skilton, Natasha
Garland, Bryce	Mccormac, Tyler	Skwarek, Irma
Gauthier, Gary	Montgomery, Dominic	Stephan, Kassandra-Lynn
Geysen, Brett	Montsion, Maurice	Taillon, Elizabeth
Gillard, Christina	Murrell, Tanya	Thibault, Scott
Granger, Owen	Mwansa, Charles	Thompson, Jackie
Gray, Christopher	Nemeth, Elaine	Timmons, Don & Judy
Guindon, Susan	Palfrey, Joseph Garry	Touchette, Jean
Hagen, Todd	Panoutsopoulos, Panagiotis	Turcotte, Jasmine
Harding, Theresa	Panoutsopoulos, Thomas	Welsh, Beth
Hodgins, Scott	Panoutsopoulos, Vasilios	Welsh, Jeff
Hughes, Jordan	Papineau, Lynn	Wheaton, Janet
Jaeck, Karen	Patel, Chintalkumar	Wheeler, Maria
Khokhar, Ijaz	Pechie, Mandy	Whitford, Morris
Knox, Fay	Poirier, Diane	Whitford, Scott
Kujansuu, Kory	Poirier, Wayne	
Labelle, Andre	Proulx, Helene	

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is August 1, 2023**

The Landlord may increase the rent charged for the units affected by this order by the total percentages set out below and within the time periods set out below. These percentage increases may be taken in addition to the annual guideline in effect on the increase date for the unit.

Rental Unit Address Name	Period of August 1, 2023 to July 31, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
104, 746 Laflin Avenue	2.55%	2.55%	17	2.55%
105, 746 Laflin Avenue	2.55%	2.55%	17	2.55%
107, 746 Laflin Avenue	2.55%	2.55%	17	2.55%
109, 746 Laflin Avenue	2.55%	2.55%	17	2.55%
111, 746 Laflin Avenue	0.62%	0.62%	15	0.62%
112, 746 Laflin Avenue	2.55%	2.55%	17	2.55%
114, 746 Laflin Avenue	2.55%	2.55%	17	2.55%
202, 746 Laflin Avenue	2.55%	2.55%	17	2.55%
207, 746 Laflin Avenue	2.55%	2.55%	17	2.55%
209, 746 Laflin Avenue	2.55%	2.55%	17	2.55%
211, 746 Laflin Avenue	2.55%	2.55%	17	2.55%
214, 746 Laflin Avenue	2.55%	2.55%	17	2.55%
215, 746 Laflin Avenue	0.62%	0.62%	15	0.62%
B02, 746 Laflin Avenue	2.55%	2.55%	17	2.55%
B03, 746 Laflin Avenue	2.55%	2.55%	17	2.55%
B06, 746 Laflin Avenue	0.00%	0.00%	0	0.00%
B07, 746 Laflin Avenue	2.55%	2.55%	17	2.55%
B08, 746 Laflin Avenue	2.55%	2.55%	17	2.55%
B09, 746 Laflin Avenue	2.55%	2.55%	17	2.55%
B14, 746 Laflin Avenue	2.55%	2.55%	17	2.55%
103, 750 Laflin Avenue	2.55%	2.55%	17	2.55%
104, 750 Laflin Avenue	2.55%	2.55%	17	2.55%
105, 750 Laflin Avenue	2.55%	2.55%	17	2.55%
106, 750 Laflin Avenue	2.55%	2.55%	17	2.55%
107, 750 Laflin Avenue	2.55%	2.55%	17	2.55%
108, 750 Laflin Avenue	2.55%	2.55%	17	2.55%

Rental Unit Address Name	Period of August 1, 2023 to July 31, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
110, 750 Laflin Avenue	2.55%	2.55%	17	2.55%
112, 750 Laflin Avenue	2.55%	2.55%	17	2.55%
114, 750 Laflin Avenue	2.55%	2.55%	17	2.55%
115, 750 Laflin Avenue	2.55%	2.55%	17	2.55%
206, 750 Laflin Avenue	2.55%	2.55%	17	2.55%
209, 750 Laflin Avenue	1.44%	1.44%	18	1.44%
210, 750 Laflin Avenue	0.00%	0.00%	0	0.00%
213, 750 Laflin Avenue	2.55%	2.55%	17	2.55%
B03, 750 Laflin Avenue	2.55%	2.55%	17	2.55%
B05, 750 Laflin Avenue	2.55%	2.55%	17	2.55%
B06, 750 Laflin Avenue	2.55%	2.55%	17	2.55%
B08, 750 Laflin Avenue	2.55%	2.55%	17	2.55%
B10, 750 Laflin Avenue	2.55%	2.55%	17	2.55%
B11, 750 Laflin Avenue	2.55%	2.55%	17	2.55%
B14, 750 Laflin Avenue	2.55%	2.55%	17	2.55%
103, 754 Laflin Avenue	2.55%	2.55%	17	2.55%
104, 754 Laflin Avenue	2.55%	2.55%	17	2.55%
105, 754 Laflin Avenue	2.55%	2.55%	17	2.55%
106, 754 Laflin Avenue	2.55%	2.55%	17	2.55%
107, 754 Laflin Avenue	0.62%	0.62%	15	0.62%
108, 754 Laflin Avenue	2.55%	2.55%	17	2.55%
109, 754 Laflin Avenue	2.55%	2.55%	17	2.55%
110, 754 Laflin Avenue	2.55%	2.55%	17	2.55%
111, 754 Laflin Avenue	2.55%	2.55%	17	2.55%
113, 754 Laflin Avenue	2.55%	2.55%	17	2.55%
114, 754 Laflin Avenue	0.00%	0.00%	0	0.00%
115, 754 Laflin Avenue	2.55%	2.55%	17	2.55%
202, 754 Laflin Avenue	2.55%	2.55%	17	2.55%
203, 754 Laflin Avenue	0.62%	0.62%	15	0.62%
204, 754 Laflin Avenue	2.55%	2.55%	17	2.55%
207, 754 Laflin Avenue	2.55%	2.55%	17	2.55%
209, 754 Laflin Avenue	1.44%	1.44%	18	1.44%
210, 754 Laflin Avenue	2.55%	2.55%	17	2.55%
211, 754 Laflin Avenue	2.55%	2.55%	17	2.55%

Rental Unit Address Name	Period of August 1, 2023 to July 31, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
215, 754 Laflin Avenue	2.55%	2.55%	17	2.55%
B02, 754 Laflin Avenue	2.55%	2.55%	17	2.55%
B03, 754 Laflin Avenue	0.62%	0.62%	15	0.62%
B04, 754 Laflin Avenue	2.55%	2.55%	17	2.55%
B05, 754 Laflin Avenue	1.44%	1.44%	18	1.44%
B08, 754 Laflin Avenue	2.55%	2.55%	17	2.55%
B10, 754 Laflin Avenue	2.55%	2.55%	17	2.55%
B11, 754 Laflin Avenue	0.62%	0.62%	15	0.62%

Schedule 4 - Rent Reduction related to Capital Expenditures

A. Date of Rent Reduction

If the Tenant's rent is increased based on capital expenditures during the period 2023 then:

The date of the rent reduction will be the day before:

- the date of the Tenant's first rent increase under this order, plus
- the number of years for the weighted useful life for capital expenditures for the unit (set out in Schedule 3).

Example:

If the Tenant's rent was increased on June 1, 2021 and the weighted useful life for capital expenditures is 10 years, then the rent will be reduced on May 31, 2031.

If the Tenant's rent was *not* increased based on capital expenditures during the period 2023 but was increased during the later periods set out in the order then:

The date of the rent reduction will be the day before:

- the First Effective Date of Rent Increase in this order, plus
- the number of years for the weighted useful life for capital expenditures for the unit (set out in Schedule 3).

Example:

If the first effective date of increase in this order is April 1, 2021 and the weighted useful life for capital expenditures is 10 years, then the rent will be reduced on March 31, 2031.

B. Amount of Rent Reduction

If the Tenant's rent is increased by the total percentage increase set out in this order then:

The rent must be reduced by the total percentage increase set out in this order for capital expenditures.

If the Tenant's rent is *not* increased by the total percentage increase set out in this order then:

The rent must be reduced by an amount determined in accordance with the prescribed rules which may be equal to or less than the total percentage increase set out in this order for capital expenditures.