



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-099836-25

In the matter of: 485 Guelph Line, Burlington, Ontario, L7R 3M2
491 Guelph Line, Burlington, Ontario, L7R 3M2
511 Guelph Line, Burlington, Ontario, L7R 3M2

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 a submission from the Landlord, and 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 0.54%. 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.

It is ordered that:

1. The Landlord may increase the rents charged by 0.54% 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:

101	401	605	905	1204
102	402	606	906	1205
104	403	701	1001	1206
105	404	702	1002	1401
201	405	703	1003	1402
202	406	704	1004	1404
203	501	705	1005	1405
204	502	706	1006	1406
205	503	801	1101	1501
206	504	802	1102	1502
301	505	803	1103	1503
302	506	805	1104	1504
303	601	806	1105	1505
304	602	901	1106	1506
305	603	902	1201	
306	604	904	1203	

Schedule 2 - Tenants who are Affected by this Order:

Abernot, Carol
 Abernot, Clayton
 Akefkhalkhal, Jaleh
 Baldwin, Beverley
 Bourgeois, Carolyn
 Bowman, Shirley
 Braiden, Harry
 Brims, Cathy
 Campbell, Cecilia
 Carpino, Jacqueline
 Clemens, Brittany
 Cooper, Brenda
 Cranstone, Steven
 Cristiano, Sabrina
 Cuthbertson, David
 Cuthbertson, Mary
 Dadswell, Mary
 Donald, James Mac
 Doucet, Cindy
 Doyle-Davidson, Morrice
 P.
 Ferreira, Snedden
 Roger
 Finney, Irene
 France, Rita Florence
 Goeree, Judy
 Greenleese, Roberta
 Greenwood, Richard
 Guinyou, Krista
 Guy, Stephanie Marlene
 Harvey, Milton
 Hellam, David
 Hellam, Kathleen
 Hibberd, Raymond
 Holding, Kevin
 Honsberger, Donna

Kingston, Jennifer
 Kwakernaak, Denise
 Lacroix, Lionel
 Lawson, Maryann
 Lindsay, Mary Alice
 Lohnes, Dan
 Lohnes, Marion
 Main, Mary Ellen
 Mark, Linda L.
 Martens, Matthew
 Martins, Fabio
 Massicci, Fabian
 Matthews, Shirley
 Mayes, Diane
 Mccann, Bryan
 Mcdonough, Brooke
 Mejia, Juan
 Millar, Isabel
 Millar, John
 Miskolczi, Brian
 Molkabadiyan, Alireza
 Montazeri, Nushin
 Montgomery, Ann
 Morrison, Golda
 Morrissey, Susan
 O'donovan, Michelle
 Opsteen, Nicole Megan
 Osowsky, Anne
 Oster, Catherine
 Penney, Barbara
 Penney, Pearl
 Penney, Tom
 Pinto, Carl
 Pollock, Judith
 Poortinga, Edward
 Price, Rick

Radojkovic, Elizabeth
 Reynolds, Kathleen
 Rivait, Alfred
 Rivait, Diane
 Roberge, Bernice
 Roberge, Mark
 Roberge, Matthew
 Rose, Jacqueline
 Rostorhuieva, Inna
 Santucci, Patricia
 Schachter, Sam
 Sedore, Nichole
 Seeley, Elaine
 Short, Russell W.
 Short, Suzanne L.
 Snelgrove, Stephen
 Snelgrove, Sylvia
 Sobczak, Katherine
 Stockdale, Ruth
 Stokes, Philip
 Stokes, Sheila
 Swanink, Gillian
 Szockyj, Alex
 Sztronga, Bernice
 Taraschuk, Mary Anne
 Todd, Robert
 Tulner, Barry
 Vanpelt, Lydia Maria
 Vincze, Brian
 Vitorino, Robert
 Williams, Steve
 Wilson, Diane Louise
 Yamin, Gloria Cristina
 Vilorio