



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-098654-25

In the matter of: 450 Victoria Avenue, Windsor, Ontario, N9A 6T7

Between: Hazelview Properties Landlord

And

Refer to attached Schedule 2 Tenants

Hazelview Properties (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 0.44%. 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 December 23, 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: 0004, 003B, 0103, 0104, 0105, 0106, 0201, 0204, 0207, 0301,

0305, 0307, 0404, 0409, 0508, 0509, 0605, 0609, 0703, 0705, 0801, 0804, 0805, 0812, 0905, 0909, and 0911.

It is ordered that:

1. The Landlord may increase the rents charged by 0.44% 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:

0005	0304	0502	0611	0811
001B	0306	0503	0612	0901
002B	0309	0504	0701	0902
0102	0310	0505	0702	0903
0107	0311	0506	0704	0904
0109	0312	0507	0706	0908
0110	0401	0511	0707	0910
0111	0402	0512	0708	0912
0112	0405	0601	0710	1004
0202	0406	0602	0711	1005
0203	0407	0603	0712	1008
0205	0408	0604	0802	1009
0209	0410	0606	0803	
0211	0411	0607	0808	
0212	0412	0608	0809	
0303	0501	0610	0810	

Schedule 2 - Tenants who are Affected by this Order:

(MA) Beattie, Sheryl	Lisa Layne, Carrie
Albeshtehreh, Khadijen	Mackenzie, Gordon
Alghazali, Ihab	Martinello, Darla
Al Hoshan, Hasan	M David, Olivia
Altwaini, Khalil	Middleton, Linda
Arbour, James	Mohamed, Mohamed
Azeez, Shirley	Mohammed Mouselli,
Ballipalli, Chaitanya	Nezar
Barrett, Devon	Mohiddin, Mohammed
Bezzi, Anass	Molina, Silfredo
Brooks, Mikhail	Myers, Cheyenne
Burton, Valerie	Naud, Lila
Caine, Devon	Negin Noorbakhsh,
Chanthasorn, Sompong	Sayedeh
Chraiteh, Issam	Nourani,
Copland, Delina	Seyedmohammadreza
Cybak, Scott	O'Neil, Allen
Daudpota, Abdul	Panait, Titel
De La Pena, Jayelle	Peart, Natalia
Delos Santos,	Perry, Susan
Luzviminda	Petkovic, Zeljka
DSouza, Ethan	Petrovic, Smiljka
Dufour, Gena	Piscione, Jeanne
Duguay, Susan	Riddell, Luke
Edge, Roger	Rodriguez, Alejandro
Ethel Bradley, Mary	Sgabellone, David
Fauzi Ayoub, Marouf	Shen, Zhihao
Ferhatovic, Spomenka	Simic, Milena
Fewster, Jordon	Steve Samuel,
Fish, Lindsay	Olusegun
Fisher, Christine	Suthar, Nupur
Geres, Simone	Swift, Randy
Grondin, Peter	Thoahlane, Pokane
Hassan, Haydar	Toffolon, Melissa
Hazell, Cameron	Triki, Rafika
Humphrey, Leona	Vieira, Kaike
Irene Duguay, Marie	Zhang, Qin
Jackson, Aaliyah	
Khamo, Faris	
Khazael, Mohammad	
Knight, Dakota	
Konjicija, Zoran	
Lambertus, Brad	
LePain, Brenda	