



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-088077-23

In the matter of: 150 Culford Road, Toronto, Ontario, M6M 4K8

Between: Cando Apartments Ltd. Landlord

And

Refer to attached Schedule 2 Tenants

Cando Apartments Ltd. (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 January 15, 2026.

The Landlord's legal representative, Paul Cappa and the Landlord's agent, Darren Gilbert (Property Manager) attended the Case Management Hearing.

The following Tenants attended the Case Management Hearing: Miranda Katasonoff (Unit 109), Melissa Castriota Power of Attorney for the Tenant Giuseppe Castriota (Unit 209), Dona Thompson (Unit 307), Sueli Resende - wife and Power of Attorney for the Tenant Jairo-Candido Junior (Unit 311), Yasmin Mohamed (Unit 405) and Carolina Toro (authorized representative) on behalf of Tenant Blanca Leon (Unit 412).

The Certificate of Service filed by the Landlord on December 16, 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 unit: 100, 104, 122, 215, 224, 304, 315, 414, 417, 418, 507, 509 and 520.

The Certificate of Service filed by the Landlord on December 16, 2025, indicates that one Tenant listed in the application was not served with the application and notice of hearing. The Board shall therefore amend the application by removing this Tenant. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to the following Tenant: Asefash Hailemichael of unit 317.

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

1. The maximum rent increase above the guideline because of capital expenditures is 2.50%. This increase is for the following capital expenditures:
 - a. Boiler System Replacement;
 - b. Masonry & Concrete Repairs and
 - c. Fire Alarm System Retrofit.
2. Where the Landlord's application requests an increase of 2.70%, the maximum increase above the guideline for these units is 2.50%. This increase is to be taken as follows: 2.50% in the first year.
3. The weighted useful life for the capital expenditures is 15 years.
4. The first effective date of the rent increase above the guideline is February 1, 2024.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 2.50% 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, 2024 to January 31, 2025.
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 120 days of the date of this order.

March 13, 2026

Date Issued

Floredana Ungureanu

Dispute Resolution 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. Any part of the ordered increase that is not taken within the time period specified cannot be added to subsequent rent increases in subsequent time periods.
2. If the Landlord has given the Tenant 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 3 for information about the date and amount of the rent reduction.
4. The annual guideline for 2024 is 2.5% and for 2025 is 2.5%.

Schedule 1 - Units affected by this Order:

102	301	413
103	302	415
105	303	416
106	305	419
107	306	420
108	307	421
109	308	422
110	309	423
111	310	424
123	311	501
124	312	502
201	313	503
202	314	504
203	317	505
205	318	506
206	319	508
207	320	510
208	321	511
209	322	512
210	323	513
211	324	514
212	402	515
213	403	516
214	404	517
216	405	518
217	407	519
219	408	521
220	409	522
221	410	523
222	411	524
223	412	

Schedule 2 - Tenants who are Affected by this Order:

ABALOS, RIZZA
AGUILA, EUNICE
AGUIRRE, CARMEN
AGUIRRE, JOSE
AGUIRRE, SOFIA
ALARCON, JUAN AGUILAR
ANDERSON, ELAINE
ANDERSON, JON
ANDERSON, MARY
ANDRADE, DARIO
ANDRADE, DILSA
ANDRADE, NORMA
ARASESCOBAR, LUZDEMARIA
ATENCIO, NORMA
AVILES, DENISE
AVILES, JAIRON
AVILES, LILLY AVILES JAIME
BARI, ERIKA MAGY LASZLO
BAZLIE, ALEXANDRA
BOMBASE, ELENOR
BOULTON, BOBBY
BROWN, TOMASIA
BULHANAN, ROY
CAMPBELL, VENETIA
CARR, TANYA
CASTRIOTA, GIUSEPPE
CIRIACO, CARLOS
CORBO, TOMMASA
DEAN, MARIE
DELACRUZ, MARILOU
DELACRUZ, RONALD
DEMECILIO, BECKY
DIAZ, EDUARDO
DIMAMBRO, MARIA
FAULDS, JUSTIN
FAULDS, SANDY
FAULKNER, JEFFREY
FEENEY, BRIDGET
FERNANDEZ, JENNIFER MORA
FISHER, JASON
FLORES, ZAIRA GAE
GORDON, VELATA
GRANT, CHANTIA
HABTEGIORGIS, SOLOMON
HERNANDEZ, MARISOL MIRANDA

JACQUES, BONNY
JACQUES, BRIAN
JUNIOR, JAIRO-CANDIDO
KATASONOFF, MIRANDA
KELLY, NIKKI
KIDSON, MARK
KOWALCHUK, DIANA
LACHANCE, ANNE
LEON, BLANCA
LIELBARDIS, INGRID
MACARTHUR, SEAN
MACINNIS, DOUGLAS
MANYLO, ARIADNA
MARENCO, SELMA
MARINA, YEVGENIJA
MARSHALL, DEBRA
MARSHALL, ERMINE
MARTIN, DAVID
MARTINEZ, CECILIA MERINO
MARTINEZ, FERNANDO
MEDEIROS, NELIA
MISHO, MARKOVIC
MOHAMED, YASMIN
MOHAMMED, MEENA
MOLENDOWSKI, CEZARY
MOLENDOWSKI, EWA
MONSALVE, NATALIA
MORALES, FABIOLA
MUNOZ, JOSE GUADALUPE CORADO
MUNOZ, JOSE MIGUEL CORADO
NANO, ANNA CHIODA JOE
NOFFAL, YUBRAN
PARKER, MATTHEW
PENPILLO, ROCK JAMES
PEREZ, ANA MARTINEZ
PETRINI, HOLLY
PHANGNANOUVONG, NOY
PIMPAO, SUSAN
PINGUL, SYLVIA
PINNOCK, NYX
PORTER, WILL
POWER, DANIELLE
PURCELL, KENNETH
PURCELL, SUSAN
RAO, PATRICIA

REGINO, MARK
REGULA, AGNIESZKA
REID, FITZROY
RIZVI, DANIA
ROBINSON, LINDA
ROBINSON, VANNETT
ROCAL, IAN
RODRIGO, PATRICIA
RODRIGUEZCHICAS, LEONEL
ROMERAL, VERNA
ROSSI, ARRIGO
ROSSI, SERGIO
RUTHVEN, GAYLE
SENIOR, GREGORY
SHAKES, NIGEL
SIMPSON, HERVIN
SPENCER, DOUGLAS

STACHURSKI, BARBARA
STACHURSKI, JERZY
SZABO, JULIANNA
TAGLES, YADIRA
THOMPSON, DONA
TIBBY, HECTOR
TICZON, HAZEL CATHERINE
TIRANO, MANUEL
URBINA, JORGE
VAZQUEZ, LUIS ALBERTO ALFARO
VESCIO, MIKKAILA
WALSH, MARY
WATSON, CAMILLE
WATSON, TONY
WICKHAM, SONIA
YIRTAW, TINSSAE
ZALDANA, CLAUDIA

Schedule 3 - 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 2024 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 the order).

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 2024 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 the order).

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.