



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-098645-25

In the matter of: 444 Kerr Street, Oakville, Ontario, L6K 3C4

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. 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 0.17%. 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: 105, 106, 107, 110, 207, 210, 402, 404, 406, and 407.

It is ordered that:

1. The Landlord may increase the rents charged by 0.17% 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	203	211	307	403
103	204	301	308	405
104	205	303	309	408
108	206	304	310	
109	208	305	311	
202	209	306	401	

Schedule 2 - Tenants who are Affected by this Order:

Ali, Celina	Human, Nancy	Papple, Laura
Almeida, Maria	Kennedy, Sarah	Rago, Sabina
Baker, Christopher	Kharchenko, Stanislav	Reynolds, Sarah
Clarkson, James	Leger-ryan, Natalie	Saeed, Muhammad
Eskandar, Mina	Louise Chamberlain,	Samulenok, Blake
Gatarz, Iwona	Amanda	Smits, Heather
Godinho, Jackie	Metcalfe, Mary	Stevens, Cameron
Groenveld, James	Murphy, Elizabeth	Truong, Tam
Housing & Outreach	Neulander, Andre	Vandenburg, Jason
Program, Summit	Ondercova, Maria	