



**Order under Section 126
Residential Tenancies Act, 2006**

File Number: LTB-L-099468-25

In the matter of: 183 Blackacres Boulevard
London, Ontario, N6G 2H1

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 0.37%. 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 0.37% 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	202	302
102	203	303
104	204	304
105	205	306
106	206	307
107	207	308
108	208	309
109	209	
201	301	

Schedule 2 - Tenants who are Affected by this Order:

Abou-Sharkh, Moustafa
Alhamd, Inam Fadhil Mustuf
Arnold, Jennifer
Bain, David
Carrillo, Andrea
Cartwright, Randall
Cotton, Lynda
Crew, Susan
Dann, Darlene
El-Sherif, Marwa
Gaje, Estelita
Hefkey, Pete
Kafi, Mohmmad Javad
Kassem, Manar Abdelmonem Mohamed
Keith, Charlene
Khelwati, Laila
Mackinnon, Ian
Mejia, Wilberto
Melnychuk, Olha
Mobberley, Jackie
Mobberley, Tom
Mosadiq, Amina
Petrovic, Dina
Qurbanzada, Fridoon
Qurbanzada, Ramin
Rivas, Johnny
Rosales, Nelson Omar
Rusciolelli, Matthew
Schirmer, Lisa
Schirmer, Michael
Sulaiman, Abdulmelik Husham
Sulaiman, Sanaa Husham
Upfold, Helen
Verde, Linda
Verde, Tricia Lusher