Order under Section 126
Residential Tenancies Act, 2006

File Number: LTB-L-098383-23

In the matter of: 4 Latimer Avenue, Toronto, Ontario, M5N 2L9

Between: Hazelview Properties
4 Latimer Holdings Limited — Landlords

And

Refer to attached Schedule 2 — Tenants

Hazelview Properties and 4 Latimer Holdings Limited (the 'Landlords') 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 19, 2026,

The following parties attended the hearing: The Landlord's Representative, David Lyman, Landlord's Agents Kevin Malek & Rocco Morra, and several tenants.

The Certificate of Service filed by the Landlord on December 12, 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: 2, 3, 4, 5, 104, 108, 201, 207, 209, 210, 304, and 312.

At the case management hearing, the parties reached an agreement and requested an order on consent to resolve the application.

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

1. The maximum rent increase above the guideline because of capital expenditures is 2.10%. This increase is for the following capital expenditures:
   a. Roof Replacement.

2. Where the Landlord's application requests an increase of 2.24%, the maximum increase above the guideline for these units is 2.10%. This increase is to be taken in the first year.

3. The weighted useful life for the capital expenditures is 20 years.
4. The first effective date of the rent increase above the guideline is March 1, 2024.

On consent of the parties, it is ordered that:

1. The application shall be amended to add "4 LATIMER HOLDINGS LIMITED" as a Landlord party.
2. The Landlord may increase the rents charged by 2.10% for the units set out in Schedule 1.
3. The percentage increase set out in paragraph 1 is to be taken as follows:
   a. The Landlord may increase the rents charged by 2.10% within the time period of March 1, 2024, to February 28, 2025.
4. 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.
5. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 90 days of the date of this order

March 13, 2026
Date Issued

____
Adam Rogers
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:

1
101
103
106
107
109
202
203
204
205
206
212
301
302
303
305
306
307
401
402
403
405
406
407
408
409
411
412
501
504
506
507
509
511
512

Schedule 2 - Tenants who are Affected by this Order:

Aban, Monserrat Vazquez
Aquino, Jean
Barredo, Rosalinda
Bernard, Letishia
Bravo, Sherlyn
Briones, Carol
Chang, Petresia
Cheryan, Gita
Clarete, Myrna
Czencz, Justine
Davis, Christopher
Deilamani, Saman
De Villa, Jocelyn
Dy, William
Felix, Nyjah
Guerrero, Grace
Jung, Jaeeun
Kaloti, Ira
Kanagaraj, Anitha Yogashree
Kathirgamanathan, Pirasanth
Kimiko, Katherine
Lampitoc, Cynthia
Lavine, Jarod Peron
Mafua, Juliet
Maltese, Victoria
Masalunga, Bernadette
Milne, Katie
Mitchell, Colleen
Padre, Rowena
Patamata, Swathi
Paul, Charon
Perumpilavil, Srihari
Puga, Eduardo Maldonado
Racz, Edith
Ramroop, Rishi
Smith, Paul
Velumapati, Maheshbabu
Williams, Gary

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.