



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

File Number: LTB-L-100970-25

In the matter of: 5200 Lakeshore Road
Burlington, Ontario, L7L 1C5

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. 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 0.47%. 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 0.47% 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 16, 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:

109	304	410	605	710
110	305	501	606	801
201	306	502	607	802
202	307	503	608	803
203	308	504	609	804
204	309	505	610	805
205	310	506	701	806
206	401	507	702	807
207	403	508	703	808
208	404	509	704	809
209	405	510	705	810
210	406	601	706	
301	407	602	707	
302	408	603	708	
303	409	604	709	

Schedule 2 - Tenants who are Affected by this Order:

Akinbi, John Kolawole
Aldridge, Michael
Asaulyuk, Igor
Asher, Karl
Bacon, Christopher
Barrett, Gerard
Barsoum, Magdy Kamal
Bassett, Edward
Bebawy, Demiana
Bertolotti, Elisa
Bexelius, Erik
Brenda, Cassidy
Brown, Barbara
Campos, Mike
Canning, Theresa
Coghlan, Brian
Costa, Analidio I. Matias
Costa, Maria
Cunningham, Amanda
Dandrea, Donna
Dasilva, Mary
Devito, Nicola
Dixon, Lynn
Doran, Lisa
Fellows, Pamela A.
Fellows, Roger
Gagnon, Jocelyn
Garven, Joanne
Gauthier, Nathalie
Gilles, Victoria
Gulev, Emil
Hamilton, Carol
Hazeltine, Michelle
Hepburn, Kaley
Hlad, Robert
Jackson, Vera M
Johnson, Janet
Johnson, Janice
Johnson, Richard
Johnston, Denise
Kirby, Gary
Lafrance, Tammy Jean
Lafrance-Horechka,
Meaghan

Larizza, Clara
Lawrence, Fred
Lepique, Bianca
Lester, Dolores
Louis, Jean
Mahy, Carolynne
Mahy, Charles
Malick, Muhammad
Arsalan
Marciano, Franco
Masters, David
Matusiak, Jack
Mcgeachy, Megan
Mclellan, Judy
Mcmillan, Jeffrey
Mcmillan, Susan
Mellor, Meredith
Milani, Terrance
Miles, Daniel
Moir, Scott
Morris, Lyndon
Morrish, Peggy Lynn
Nikitin, Igor
Nolan, Amanda
Oliveira, Richard
Olumoko, Chinyere
Picyk, Stephen N
Pilgrim, Grethe
Pilgrim, Roy
Poplett, Madeline
Pritchard, Linda
Reilly, Michael
Rekowski, Margaret
Rivett, Leonard
Robbins, Erin
Rowbotham, Matthew
Ryan-Sousa, Cheryl
Schuster, Izaiya
Shamatutu, Freda
Shamatutu, Joseph
Shropshall, Christine
Soltess, Mavis
Sousa, Duarte
Sousa, Duarte

Sousa, Maria
Sparling, Michael
Sparling, Stephanie
Steffen, Dorothea L
Sturridge, Christina
Tinio, Alfredo
Tinio, Celia
Uhlmann, Barbara
Zarins, Daila