



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

File Number: LTB-L-050690-24

In the matter of: 145 High Street, Collingwood, Ontario, L9Y 5A5

Between: Anh Tran Landlord
Mirtren Collingwood Limited

And

Refer to attached Schedule 2 Tenants

Anh Tran and Mirtren Collingwood Limited (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.

It is determined that:

1. Upon review of the Landlords' application and having performed the necessary calculations in accordance with subsection 26(2) of O. Reg 516/06, I find that sole capital expenditure claimed in the application was not completed within the 18-month period ending 90 days before the first effective date of the intended rent increase referred to in the application.
2. In accordance with section 26, paragraph 2 of O. Reg 516/06, the Board cannot issue an above guideline rent increase in respect of the capital expenditures unless the work was completed within the 18-month period ending 90 days before October 1, 2024. The capital expenditure claimed in this application was completed on November 12, 2022. The eligible 18-month period for this application is January 3, 2023, to July 3, 2024. As a result, and pursuant to subsection 197(1) of the Residential Tenancies Act, 2006 (the 'Act'), I find that the application discloses no reasonable cause of action and is dismissed without holding a hearing.

It is ordered that:

1. The Landlords' application is dismissed.

2. The Landlords 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 order issuance date.

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.

Schedule 1 - Units affected by this Order:

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Schedule 2 - Tenants who are Affected by this Order:

Giles, Lina
McCrea, Janet
McKee, Ashley
Morley, Darcy
Smith, James
Sopher, Ramona
Town of Collingwood