



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

File Number: LTB-L-100601-24

In the matter of: 351 Geneva Street, St Catharines, ON, L2N 6T3

Between: Q-Res V Operating LP Landlord

And

Refer to attached Schedule 2 Tenants

Q-Res V Operating LP (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 submissions from the Landlord and the Tenants: Tina Martyn and Jody Smith. The Landlord replied to the Tenants.

It is determined that:

Municipal Taxes and Charges

1. The Landlord justified a rent increase above the guideline because of an extraordinary increase in the 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 1.08%. This increase is to be taken in the first year.
3. The Board received submissions from Tina Martyn and Jody Smith. In their submissions, the tenants raise maintenance issues. These submissions were taken into consideration to the extent we can under the legislation. The Landlord's reply was also taken into consideration.
4. The Tenants did not identify serious ongoing breaches of the Landlord's maintenance obligations. Furthermore, the issue of affordability does not fall

within the purview of an above-guideline rent increase application. The Board has no power to consider a tenant's personal financial circumstances in determining the application.

5. The Certificate of Service filed by the Landlord on August 19, 2025, indicates that some rental units listed in the application were not served with the application and notice of hearing. The LTB 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: 102, 108, 110, 114, 306, 406, 409, 604, 610, 702, 710, 802, 902, 904, 1005, 1009 and 1010.
6. The first effective date of the rent increase above the guideline is March 1, 2025.

It is ordered that:

1. The Landlord may increase the rents charged by 1.08% 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, 2025, to February 28, 2026.
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 19, 2026
Date Issued

Egya Sangmuah
Vice Chair, 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 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

1006	0112	0307	0410	0510	0703	0805	0907
1007	0113	0308	0411	0511	0704	0806	0908
1008	0115	0309	0501	0601	0705	0807	0909
1011	0116	0310	0502	0603	0706	0808	0910
0103	0117	0311	0503	0605	0707	0809	0911
0104	0201	0401	0504	0606	0708	0810	1001
0105	0301	0402	0505	0607	0709	0811	1002
0106	0302	0404	0506	0608	0711	0901	1003
0107	0303	0405	0507	0609	0801	0903	1004
0109	0304	0407	0508	0611	0803	0905	
0111	0305	0408	0509	0701	0804	0906	

Schedule 2 - Tenants who are Affected by this Order:

Abubakar, Khadiga	Harper, Alicia	Neely, Wilfred
Ahmed, Magboul	Hawke, Mary	Nicholson, Dana
Ali, Shadwa	Herbert Burse, Ronald	Niven, Robert
Al-Shakarchi (N.R.H.),	Hoffman, Kayla	Parker, Henry
Zainab (N.R.H.)	Ibrahim, Mohamed	Pihura, Amelia
Auwaisheer, Ibrahim	Ioannoni, Sara	Pinder, Corinne
Barrett, Valerie	Jackson, Jason	Privensal, Dawn
Betts-Deke, Wilhemina	Jafri, Shagufta	Rasooly, Nasratullah
Birrell, Nicole	Jaques, Arlene	Region Housing,
Booth, Dustin	Josie Lee Overholt,	Niagara
Boudreau, Larry	Alisha	Romagnoli, Armand
Burke, Robert	Kapfumo, Dale	Roop, Brandon
Burletson, Janice	Kovacevich, Petar	Runge(1-E), Christa
Chornley, Sharilyn	Lalonde, Leonard	Sakkar, Duha
Cooper, Arthur	(Lenny)	Sauve, Cassandra
Corcoran, Lynn	Lavacca, Fulvio	Schimiczek, Rosemarie
Debicki, Teresa	Leadbetter, Rodney	Severy, Sharon
Del Carman Camelo,	Leadley, Pauline	Slee, Hope
Lucia	MacAskill, Dan	Slipetz, Christopher
Didemus, Nancy	Martyn, Tina	Smith, Jody
Doyon, Mary	Marwick, Vivian	Smith, Typhon
Durant, Louanne	Mathews, Shana	Spirleanu, Catalin
Faqiryar, Nazira	McCoy, Shellicia	Steele-Cook, Seirra
Flores Rodriguez (NRH),	McGann, Megan	Stubbs, Alys
Jany Aurora (NRH)	McNally, Judith	Tank, Jaspal
Galasso, Ken	Mennonite Church, First	Taylor, Geoffrey
Galipeau, Elizabeth	Miller, Crystal	Vasberg, Marianne
Ginette Monique	Molnar, Jennifer	Vaughan, Charles
Chantal Robert, Marie	Moore, Linda	Warren, Nancey
Gregoire, Christopher	Moorlag, Bradley	Wilson, Edward
Guenette, Lorraine	Nasir, Shaza	Zgonc, Dena