



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

File Number: LTB-L-101379-24

In the matter of: 380 Vine Street, St Catharines, Ontario, L2M 4T6
382 Vine Street, St Catharines, Ontario, L2M 4T7

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: Irma (Marie) Gardner, Margaret (Phillip) Jones, Janie Grand and Wendy Shook.

It is determined that:

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 1.02%. This increase is to be taken in the first year.
8. The Board received submissions from Irma (Marie) Gardner, Margaret (Phillip) Jones, Janie Grand and Wendy Shook. 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. The issue of affordability does not fall within the purview of an above-guideline rent increase application. It is not a criterion for determining whether an increase is justified.

3. The Certificate of Service filed by the Landlord on August 15, 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: 202, 204, 210, 214, 309, 310, 314, 408, 516 and 701 at 380 Vine Street & 301, 604, 310, 412, 502, 516, 606, 608, 612, 614, 701, 705 and 714 at 382 Vine Street.
4. The Certificate of Service filed by the Landlord on August 15, 2025, indicates that some tenants listed in the application were not served with the application and notice of hearing. The LTB shall therefore amend the application by removing this tenant: Trevor De Groot.
5. 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 1.02% 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 Landlords may only take the rent increase set out in the Notice.
3. The annual guideline for 2025 is 2.50% and 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

380 Vine Street, St Catharines, Ontario, L2m 4t6

100	211	308	406	502	512	609	705
101	212	311	407	503	514	610	706
102	216	312	409	504	515	611	707
201	301	315	410	505	601	612	709
203	302	316	411	506	602	614	710
205	303	401	412	507	603	615	711
206	304	402	414	508	604	616	712
207	305	403	415	509	606	702	714
208	306	404	416	510	607	703	715
209	307	405	501	511	608	704	716

382 Vine Street, St Catharines, Ontario, L2m 4t7

101	210	307	403	416	511	609	708
201	211	308	404	501	512	610	709
202	212	309	406	503	514	611	710
203	214	311	407	504	515	615	711
204	215	312	408	505	601	616	712
205	216	314	409	506	602	702	715
206	302	315	410	507	603	703	716
207	303	316	411	508	604	704	
208	305	401	414	509	605	706	
209	306	402	415	510	607	707	

Schedule 2 - Tenants who are Affected by this Order:

(Allen) Hodgkinson, Alan	De Groot, Brenda	Jones, Margaret
(Marie) Gardner, Irma	Dennison, Jessica	Jonovich, Zorine
Ahmed, Yasmin	Doucette, Timothy	Kaminski, Helen
Alan Beckett Gibson,	Dressel, Carolyn	Kavanagh, Taylor
Clayton	Drysdale, Delroy	King, Chace
Anand, Jennifer	Duffrene, Laurie	Kirkpatrick, James
Anderson, Nathaniel	Dugmosh, Edin	Klobucar, Mathew
Aperoch, Roniel	El-Ansari, Omar	Knight, Makenzie
Archambault, Morgan	Elsbrie, Rebecca	Koop, James
Assinewai, Lionel	Fazliu, Lendita	Krebs, Eileen
Barrera, Judy	Francis, Rini	Labelle, Michel
Barrera Gonzalez,	Friesen, Karen	Lamb, Margaret
Martha	Garcia Urriola, Juan	Langman, Dana
Bateson, Paul	Geier, Bill	Larocque, Nicole
Bolanle Alesinloye,	Gent, Michael	Lefrancois, Patricia
Medinat	George, Muriel	Lesniczek, Agnes
Boyd, Michelle	Ghani Sarwari,	Li, Quanjian
Brazolot, Kevin	Mohammad	Liedtke, Greg
Brideau, Jessica	Gibbs, Beth	Ludman, Allan
Brodacki, Carole	Gillingwater, Mike	Ludman, Bruce
Brown, Melody	Goldfinch, Branden	Mackonka, Valoree
Brown, Vicki	Goodship, Lindsay	Madan Jose, Jinoy
Canadian Mental Health	Gracie, Jennifer	Malikzada Mohammad,
Association of Niagara	Grand, Janie	Tamim
Health, Gunther	Green, Susan	Marie Deschamps, Anne
Carberry, Bailey	Guignard, Alvin	Marshall, Kristine
Carter, Elizabeth	Hamiyun, Imran	Masters, Scott
Chipman, Suzanne	Hamza Asalat, Amir	Mccabe, Felicia
Cichon, Michael	Hasan, Dalia	Mcgarvey, Aiden
Clark, Brian	Hill, Suzanne	Mckay, Laura
Collins, Gary	Hole, Denise	Meunier, Gustave
Conev, Rumen	Holland, Judy	Mian, Javed
Cornelsen, Trudy	Idris, Taha	Montenegro, Cristian
Craig Warden, Allister	Imad Ali Saif, Isra	Mousa, Al Nasser
Cristina Martel Jovel,	Ingles, Darrell	Munshi, Rehana
Sandra	Ivanauskas, John	Nesbitt, Tracey
Csemez, Joseph	James Darling, John	Niagara Regional
D'amico, Jessica	Jane Desantis, Mary	Housing
Dacosta, Veronica	Jan Rohanzai, Ahmad	Pearce, Wyn
Damasceno Do Couto	Jayatunge, Lakshman	Petrenko, Lesia
Filho, Odemir	Jean Harry, Betty	Post, Emily
David Blower, Michael	Jeffery, Mathilda	Raeli, Luigi
Deak, Robert	Johnson, Darenique	Rahman, Farabi
De Boer, Joanne	Johnson, Margaret	Randall, Michele

Reckzin, Anthony
Sandhu, Navjeet
Sanford, Wayne
Savoie, Normand
Scott, Devon
Seiler, Caroline
Sheehan, Patrick
Shееley, David
Sheppard, Angeline
Sher, Barry
Shimada, Kaori
Shook, Wendy

Sljivar, Anela
Smith, Kathleen
Stasii, Ludmila
Sultani, Shannon
Swales, Lynn
Teeuwsen, Bill
Terryberry, Sandee
Thomas, Haileigh
Twerdohlib, Nancy
Vasey, Ross
Vincent, Liliane
Visscher, Jan

Walker, Antoinette
Walker, Samantha
Wascher, John
Weir, Ludmilla
Wellard, Penny
Wikobrado, Lana
Williamson Yorke,
Jacqueline
Wray, Colleen
Zabarati, Raphael