



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-074281-25

In the matter of: 524 Woolwich Street, Guelph, ON, N1H 3X8

Between: Skyline Living Landlord

And

Refer to attached Schedule 2 Tenants

Skyline Living (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. No submissions were received from 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 0.54%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on November 10, 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: 108, 202, 301, 404, 508, 602, 603, 604 and 608.

4. The first effective date of the rent increase above the guideline is January 1, 2026.

It is ordered that:

1. The Landlord may increase the rents charged by 0.54% 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 January 1, 2026, to December 31, 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

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 Landlords 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 Landlords have given the Tenants at least 90 days proper Notice of Rent Increase.
2. If the Landlords have 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 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

101	307	507
102	308	509
103	309	510
109	310	601
110	401	605
201	402	606
203	403	607
204	405	609
205	406	610
206	407	701
207	408	702
208	409	703
209	410	704
210	501	705
302	502	706
303	503	707
304	504	708
305	505	709
306	506	710

Schedule 2 - Tenants who are Affected by this Order:

Atkinson, Holly
Atkinson, Robert
Barrett, Bob
Barrington, Lynn
Bawa, Danna
Biseau, Glenda
Bott, Dave
Boughner, Connie
Boughner, Roy
Campbell, Mary Lynne
Clulow, Paul W
Cornwell, Susan
Croft, Linda
Dean, Lillian
DeGravio, Maria
DiGravio, Gloria
Dmam, Lukas
Embaye, Daniel
Faianza, Connie
Ferguson, Caleb
Ferguson, Ruth
Elizabeth
Fisseha, Minasie
Giammarco, Gina
Giovinazzo, Joe

Gordon, David
Gordon, Mabel
Gordon, Michael
Graham, Susan
Granby, Nick
Groshaw, Frank
Hancock, Lynn
Holman, Nerissa
Inyang, Nympha
Jack, Steven
Jansen, Raymond
Kanjuh, Olena
Keleher, David
Keleher, Heather
Kelly, Pamela
Lafontaine, Steve
Lau, Jay
Lupita, Florica
Lupita, Ion
MacQueen, Mildred
Matz, Pat
McColough, Elizabeth
Mellegers, Pauline
Miller, Gary
Miller, Linda

Mitter, Florence
Orr, Laural
Owsiak, Donovan
Peebles, Virginia
Ramsey, Betty
Regos, Corinne
Richardson, Jane
Richardson, William
Sales, Kathryn
Sandberg, Suzanne
Santavy, BJ
Schwartz, Gerald
Sciranka, Kyler
Skrba, Steven
Solinger, Trinity
Steffler, Ken
St Onge, Aurel
Storey, Jennifer
Wheeler, Ron
Withers, Joanne
Withers, Ken
Withers, Michelle
Yohanes, Emneal