



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-082001-24

In the matter of: 1947 Dundas Street West, Toronto, Ontario, M6R 1W5

Between: M & S Investments Landlord

And

Refer to attached Schedule 2 Tenants

M & S Investments (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.

A Case Management Hearing took place by videoconference on October 21, 2025

Chaim Shainhouse appeared as the Landlord's legal representative. Ana Tome appeared as agent for the Landlord.

The Tenants from the following units attended the hearing: B2, B4, B5, B6, B9 and E3.

All affected parties were served with the Notice of Hearing as per the Certificate of Service filed by the Landlord on September 18, 2025.

At the Case Management Hearing the parties agreed to the following:

1. The maximum rent increase above the guideline because of capital expenditures is 6.67%. This increase is for the following capital expenditures:
 - a. Dishwasher;
 - b. Stove and Fridge;
 - c. Shower Stall Installation;
 - d. Shower Renovation/Installation;
 - e. Toilet Replacement / Faucet Replacement / Drywall Mudding / 2 Doors Installed With Locks;
 - f. Thermal Glass Repair / Replacement;
 - g. Partial Roof Repaired / Replaced;

- h. Roof Repair;
 - i. New Steam Boiler System; and
 - j. Interior Painting.
- 2. Where the Landlord's application requests an increase of 3.22% the maximum increase above the guideline for these units is 2.50%. This increase is to be taken in the first year.
- 3. For Unit B6, where the Landlord's application requests an increase of 5.62%, the maximum increase above the guideline for this unit is 4.00%. This increase is to be taken as follows: 3.00% in the first year; and 1.00% in the second year.
- 4. For Unit B7, where the Landlord's application requests an increase of 3.84%, the maximum increase above the guideline for this unit is 3.12%. This increase is to be taken as follows: 3.00% in the first year and 0.12% in the second year.
- 5. For Unit C3, where the Landlord's application requests an increase of 5.00%, the maximum increase above the guideline for this unit is 4.28%. This increase is to be taken as follows: 3.00% in the first year and 1.28% in the second year.
- 6. For Unit D1, where the Landlord's application requests an increase of 7.39%, the maximum increase above the guideline for this unit is 6.67%. This increase is to be taken as follows: 3.00% in the first year, 3.00% in the second year and 0.67% in the third year.
- 7. For Unit E1, where the Landlord's application requests an increase of 5.28%, the maximum increase above the guideline for this unit is 4.56%. This increase is to be taken as follows: 3.00% in the first year and 1.56% in the second year.
- 8. For Unit E3, where the Landlord's application requests an increase of 3.54%, the maximum increase above the guideline for this unit is 2.50%. This increase is to be taken in the first year.
- 9. The weighted useful life for the capital expenditures is as specified on Schedule 3.
- 10. The first effective date of the rent increase above the guideline is January 1, 2024.

On consent of the parties, it is ordered that:

- 1. The Landlord may increase the rents charged by the percentage increases and within the time periods set out in Schedule 3.
- 2. The percentage increase set out in Schedule 3 may be taken in addition to the annual guideline in effect on the increase date for the unit.

3. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 180 days of the date of this order.

March 20, 2026
Date Issued

Andrew Rowell
Hearings Officer, 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 tenant moved in, and if the landlord has given the tenant 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. If the Tenant's rent is increased pursuant to the percentage increase ordered for capital expenditures and the same Tenant remains in the unit after the expiration of the weighted useful life for capital expenditures, then the rent will be reduced. Refer to Schedule 4 for information about the date and amount of the rent reduction.
4. The annual guideline for 2023 is 2.50%, for 2024 is 2.50%, for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

1947 Dundas Street West, Toronto, Ontario, M6R 1W5

A1
A4
A5
A6
A7
B1
B2
B3
B4
B5
B6
B7
B8
B9
B10
C1
C2
C3
C4
D1
D3
D4
E1
E2
E3

Schedule 2 - Tenants who are Affected by this Order:

Beckett, Bobby
Bello, Elma
Buder, Ruth
Chow, Ken
Cummings, Amy
Dodgson, Leah
Drake, Cynthia
Hartshorn, Max
Jain, Simon
Keller, Ellen
Khan, Amir
Lavergne, Vincent
Lutter, Jason
MacLeod, Michael
Majczak, Magdalena
Martin, Alastair
Mattice, Earle
Moreno, Alejandro
Nagoskai, Satoshi
Nistrom, Harley
Riley, Erin
Shaffeeullah, Nikki
Stewart, Lincoln
Sutton, John
Tate-Howarth, Sasha
Webster, Mitchael
Williamson, Owen
Woollam, Philip
Wright, Graham

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is January 1, 2024**

The Landlord may increase the rent charged for the units affected by this order by the total percentages set out below and within the time periods set out below. These percentage increases may be taken in addition to the annual guideline in effect on the increase date for the unit.

Rental Unit Address Name	Period of January 1, 2024 to December 31, 2024		Period of January 1, 2025 to December 31, 2025		Period of January 1, 2026 to December 31, 2026		Weighted Useful Life	
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)		
A1, 1947 Dundas Street West	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	11	2.50%
A4, 1947 Dundas Street West	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	11	2.50%
A5, 1947 Dundas Street West	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	11	2.50%
A6, 1947 Dundas Street West	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	11	2.50%
A7, 1947 Dundas Street West	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	11	2.50%
B1, 1947 Dundas Street West	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	11	2.50%
B10, 1947 Dundas Street West	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	11	2.50%
B2, 1947 Dundas Street West	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	11	2.50%
B3, 1947 Dundas Street West	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	11	2.50%
B4, 1947 Dundas Street West	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	11	2.50%
B5, 1947 Dundas Street West	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	11	2.50%
B6, 1947 Dundas Street West	3.00%	3.00%	1.00%	1.00%	0.00%	0.00%	13	4.00%
B7, 1947 Dundas Street West	3.00%	3.00%	0.12%	0.12%	0.00%	0.00%	10	3.12%
B8, 1947 Dundas Street West	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	11	2.50%
B9, 1947 Dundas Street West	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	11	2.50%
C1, 1947 Dundas Street West	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	11	2.50%
C2, 1947 Dundas Street West	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	11	2.50%
C3, 1947 Dundas Street West	3.00%	3.00%	1.28%	1.28%	0.00%	0.00%	10	4.28%
C4, 1947 Dundas Street West	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	11	2.50%
D1, 1947 Dundas Street West	3.00%	3.00%	3.00%	3.00%	0.67%	0.67%	13	6.67%
D3, 1947 Dundas Street West	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	11	2.50%
D4, 1947 Dundas Street West	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	11	2.50%
E1, 1947 Dundas Street West	3.00%	3.00%	1.56%	1.56%	0.00%	0.00%	12	4.56%
E2, 1947 Dundas Street West	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	11	2.50%
E3, 1947 Dundas Street West	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	11	2.50%

Schedule 4 - Rent Reduction related to Capital Expenditures

A. Date of Rent Reduction

If the Tenant's rent is increased based on capital expenditures during the period 2024 then:

The date of the rent reduction will be the day before:

- the date of the Tenant's first rent increase under this order, plus
- the number of years for the weighted useful life for capital expenditures for the unit (set out in Schedule 3).

Example:

If the Tenant's rent was increased on June 1, 2021 and the weighted useful life for capital expenditures is 10 years, then the rent will be reduced on May 31, 2031.

If the Tenant's rent was *not* increased based on capital expenditures during the period 2024 but was increased during the later periods set out in the order then:

The date of the rent reduction will be the day before:

- the First Effective Date of Rent Increase in this order, plus
- the number of years for the weighted useful life for capital expenditures for the unit (set out in Schedule 3).

Example:

If the first effective date of increase in this order is April 1, 2021 and the weighted useful life for capital expenditures is 10 years, then the rent will be reduced on March 31, 2031.

B. Amount of Rent Reduction

If the Tenant's rent is increased by the total percentage increase set out in this order then:

The rent must be reduced by the total percentage increase set out in this order for capital expenditures.

If the Tenant's rent is *not* increased by the total percentage increase set out in this order then:

The rent must be reduced by an amount determined in accordance with the prescribed rules which may be equal to or less than the total percentage increase set out in this order for capital expenditures.