



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

File Number: LTB-L-088238-25

In the matter of: 57 Union Street East, Waterloo, ON, N2J 1B9

Between: Homestead Land Holdings Limited Landlord

And

Refer to attached Schedule 2 Tenants

Homestead Land Holdings 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.

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 0.55%. 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: 1011 and 1012.

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

It is ordered that:

1. The Landlord may increase the rents charged by 0.55% 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 February 1, 2026, to January 31, 2027.
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 23, 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:

57 Union Street East, Waterloo, ON, N2J 1B9

0102	0206	0306	0406	0506	0606	0706	0817
0103	0211	0311	0411	0511	0611	0711	0911
0104	0212	0312	0412	0512	0612	0712	0912
0105	0214	0314	0414	0514	0614	0714	0914
0106	0215	0315	0415	0515	0615	0715	0915
0111	0216	0316	0416	0516	0616	0716	0916
0112	0217	0317	0417	0517	0617	0717	0917
0201	0301	0401	0501	0601	0701	0811	1014
0202	0302	0402	0502	0602	0702	0812	1015
0203	0303	0403	0503	0603	0703	0814	1016
0204	0304	0404	0504	0604	0704	0815	1017
0205	0305	0405	0505	0605	0705	0816	

Schedule 2 - Tenants who are Affected by this Order:

Abdou, Ehaab	Korattikara Philip, Jerin
Adams, Frieda	Kroni, Alma
Albrecht, Terry	Kuchi, Anusha
Alipour, Bahman	Kuhn, Amberley
Amoako, Dennis	Kuruville, Piyush
Baxter, Jodi	Kyte, Kara
Bean, David	Launslager, Donna
Bell, Tyler	Laurette, Suzanne Patricia
Bodanis, Chris	Lewis, Stephen
Bonhomme, Kathleen	Lizak, Michael
Bourassa, Brian	Lynch, Kevin
Bourret, Roger	Mactavish, Erica
Burns, Marc	Manoj, Megha
Canzi, David	Matsui, Nobuki
Charles, Heather	Mckinley, Damaris
Clarke, Douglas	Mckinley, Sean
Clarke, Lise	Meere, John
Cross, William	Moore, Laura
Cyopeck, Corbin	Morris, Matthew
Edgar Alfaro Leonor, Superintendent	Mortimer, Annette
Englert, Gerald	Mortimer, Ross
Evans, Brendan	Mussa, Kovan
Filipovic, Annemarie	Nadrofsky, Florence
Filipovic, Josie	Nahimana, Nadine
Ford, William	Nahimana Nadine, Kwizera Omera
Fraser, Jennifer	Nazari, Zahra
Fraser, Margaret (Peggy)	Nazir, Fitzah
Fushida-Hardy, Shintaro	Nichol, Michelle
Galawray, Laurie	Niloy, Biozid
Gerzgher, Amanual	Norris, Carl
Gilchrist, Anne	Oswald, Jane
Glass, James	Pathan, Naadiya
Gorrepalli, Bharath Kumar Choudhary	Patton, Scott
Greiner, Zoltan	Peterson, Jillian
Gulanes, Ray	Phelps, Claire
Habib, Senait	Potvin, Nikolaus
Hall, Ashley	Price, B.J.
Hall, Kaitlyne	Purkey, Anna
Hallman, Gillian	Ranka, Puneet
Hawtin, Spencer	Reid, Vincent
Hymmen, Alice	Riley, Sena Lucienne
Ignatovich, Eleonora	Roult, Frederick
Irwin, Sara	Sanchez, Eduardo
Johns, Steven	Sanchez, Evelina

Schmalz, Krista
Schmidt, Jackie
Schramn, Patricia
Sexton, Natascha
Shabani Dargah, Motahareh
Shabi, Abdul-Baseet
Singroy, Nigel
Soby, Christopher
Spangler, Liam
Stewart, Lynn

Stirling, Russell
Stuetz, Andrew
Tompins, Elaine
Tompkins, Gerald
Uwe Heinke, Superintendent
Van Erve, Jeanette
Viechweg, Corri
Watkinson, Ryan
Woodbeck, David
Yohannes, Yemane