



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-075966-24

In the matter of: 2, 747 Indian road north
Sarnia ON N7T7G9

Between: Ray Daniels
Angie Steenbergen
Savanna Steenbergen

Tenants

And

REGENT PROPERTIES (LONDON) INC.

Landlord

Ray Daniels, Angie Steenbergen and Savanna Steenbergen (the 'Tenants') applied for an order determining that REGENT PROPERTIES (LONDON) INC. (the 'Landlord'):

- Collected or retained money illegally (T1 application).
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.
- withheld or interfered with their vital services or care services and meals in a care home T2 application.
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (T6 application).

As per order LTB-T-075966-24/LTB-L-070643-24 issued on January 29, 2025, the T2 and T6 applications were resolved.

The T1 application was heard by videoconference on January 8, 2026.

One of the Tenants, Ray Daniels, and the Landlord's Agent, M. Seres, attended the hearing. The Tenant was supported at the hearing by Jaymie Barnes.

Determinations:

1. As explained below, the T1 application filed pursuant to section 135 of the Act is dismissed.

2. Essentially, the T1 application was filed on September 17, 2024 and alleged that an illegal rent increase took effect on January 1, 2022. The Tenants assert that their lease renewal date is the month of March and as such the Landlord could not increase the rent until that month.
3. However, in accordance with subsection 119(1) of the Act, a landlord may increase the rent only if at least 12 months have elapsed since the day of the last rent increase or since the day the rental unit was first rented to the tenant. There was no dispute that the rent increase prior to January 1, 2022 took place on March 1, 2020. There was no rent increase in the year 2021 due to the legislated rent freeze. Given the above, I was satisfied that the Landlord was entitled to increase the rent on January 1, 2022 as at least 12 months had elapsed since the prior rent increase on March 1, 2020.
4. Additionally, this T1 application was filed pursuant to section 135 of the Act. Subsection 135(4) of the Act provides that:

No order shall be made under this section with respect to an application filed more than one year after the person collected or retained money in contravention of this Act or the *Tenant Protection Act, 1997*.

5. This application was filed on September 17, 2024, outside the one-year limitation period provided by subsection 135(4) of the Act. Although, the Tenants maintained that the yearly rent increases continue to be unlawful as they now occur every year in January as opposed to March, since the Tenants did not file within the one-year proceeding the initial January 1, 2022 rent increase, I was also satisfied that they filed this application out of time.

It is ordered that:

1. The T1 application is dismissed.

March 25, 2026
Date Issued

Lisa Del Vecchio
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.