



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

File Number: LTB-L-088891-25

In the matter of: 1560 Bloor Street East, Mississauga, Ontario, L4X
1R8

Between: Capreit Limited Partnership Landlord

And

Refer to attached Schedule 2 Tenants

Capreit Limited Partnership (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 Tenants: Michele Bianco. The Tenant and Krystle Williams-Hibbert did not make written submissions but submitted a copy of their Tenancy agreement. The Landlord replied to the Tenants, however, a copy of their reply was not filed with the Board.

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 0.39%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on November 6, 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: 17, 25, 53, 54 and 107.

4. The Board received submissions from Tenant, Michele Bianco. This submission did not dispute the Landlord's application.
5. The Tenant, Krystle Williams-Hibbert, submitted a copy of their Tenancy agreement, but did not make written submissions. As such, I make no findings here.
6. 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 0.39% 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 24, 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:

1560 Bloor Street East, Mississauga, Ontario, L4X 1R8

1	18	35	51	69	85	101	127
2	19	36	52	70	86	102	128
3	20	37	55	71	87	103	129
4	21	38	56	72	88	104	130
5	22	39	57	73	89	105	131
6	23	40	58	74	90	106	132
7	24	41	59	75	91	108	133
8	26	42	60	76	92	109	134
9	27	43	61	77	93	110	135
10	28	44	62	78	94	111	136
11	29	45	63	79	95	112	137
12	30	46	64	80	96	113	138
13	31	47	65	81	97	114	139
14	32	48	66	82	98	115	140
15	33	49	67	83	99	116	141
16	34	50	68	84	100	126	

Schedule 2 - Tenants who are Affected by this Order:

Abdo, Hussein	Cover, Mischa	Jawaid, Hassan
Adnan, Abonabot	Crawford, Cathleen	Johnson, Joanne
Mohammad	Kimberley	Johnston, Destiny
Agutu, Elizabeth Yom	Crawford, Sheila Lynn	Jones, David
Alabdallah, Hasan	Cruz, David	Jones, Jessica Bautista
Alawi, Jaber Ahmad	Cruz, Hugo	Jones, Sharon
Alhassoun, Khaled	Cruz, Maria	Karapetian, Davit
Allen, Dawne	Csadek, Terez	Khan, Kaleemuddin
Allen, Daynah	Cuffy, George	Kiddinan, Nisanthan
Al Mohammad, Suleiman	Cumberbatch, Shaun	Kifanabo, Assunta
Alsmadi, Solaiman	Devereux, Shannon	Kiprono, Elly
Alsoufi, Mohanad	Durham, Nick	Kirubeswaran, Rathika
Anderson, Tyrell	Elagamy, Noha	Kitaw, Dereje Tadesse
Andorfer, Charlene	Elshaw, Christopher	Kubelwa, Daniel Yatshamba
Anim, Patricia	Entrata, Amante	Kuria, Joseph
Anthanan, Kalpana	Entrata, Dinia	Labao, Alexander Ferreira
Arnedo, Helena	Fernandez, Maria Garciela	Lamarche, Kimberly
Awad, Samir	Folgier, Katarzyna	Lamarche, Mathew
Awan, Muhammad Ahmad	Folgier, Piotr	Lawrence, Kenneth
Awan, Rabia Ahmad	Francis, Craig	Leek, Cassandra
Awdeh, Abdul Jabar	Francis, Craig	Leek, Gayle
Bailey, Andrea	Gaye, Isatou	Leek, Shawn
Baldeh, Dudu Secka	Glasgow, Sharon	Lopera, Carlos
Barcelos, Cristina	Gordon, Christaline	Lourenco, Lucrecia
Barns, Vitushan	Gordon, Jenifer	Lourenco, Teresa
Benford, Gary	Green, Deborah	Louvaris, Alexander
Bianco, Michele	Griffin, Anthony	Luczon, Mabellene
Birech, Abraham Kiptoo	Grummett, Linda Jane	Maatman, Nicolas John
Brailey, Nova	Gushish, Anika	Maatman, Tammy Lyn
Browne, Emily	Gutierrez, Rafael Jaraba	Macdonald, Jeff
Byro, Marek	Hamdy, Ehab	Madu, Vivian
Calvo, Maria/Sherida	Hanson, Carlene	Magtabog, Eleonor
Campbell, Tamarah	Harris, Dervahno Herman	Mamo, Mohamad
Capellan-Themens, Mederic-	Henry, Janet	Manienza, Bijou Milandu
Oliver	Henry, Phelesiah	Manukyan, Zvart
Carvajal, Victor	Ho, Paul	Martin, Patricia
Cave, Kizzy	Ho, Thuy	Martineau, Kevin
Chavez, Elizabeth	Hodgson, Aaron	Mayers, Stephen
Chavez, Kristina	Hodgson, Andrea	Mbuya, Yollande Ngoy
Chavez, Rafael	Hogan, Troy	Mcdonald, Julie
Clark, Jack	Holder, Alicia	Mcfarlane, Dallas
Clarke, Norman	Holder, Stephen Anthony	Mcpherson, Adriana
Collura, Corradina	Hussein, Aicha Mohamad	Mcpherson, Marilyn
Cooper, Lori	Hutchinson, Casandra	Menek, Mine

Millen, Tracey
Millen-Hunt, Nicole
Millen-Hunt, Shannon
Mitrovic, Luka
Mohammady, Rashid
Mohammady, Salma
Morley, Kerry
Mulamba, Mike
Mutabunga, Eduardo
Ngabwe
Nallthamby, Anthanan
Navarro, Corrine
Negron, David
Nellicks, Jason
Nguyen, Nhung
Niaz, Muhammad Asim
Nisanthan, Thamenthini
Njenga, Milka Wairimu
Njoroge, Esther Njeri
Nyabuto, Yobesh Tongi
Okero, Andrew Oigara
Omambia, Ivan Sereti
Onwuagba, Edith
Opoku, Rita
Orr, Anton
Owusu-Agyeman, Andrew
Paul, Nadia

Payaket, Isidro
Peters, Beverley
Phan, Hoang
Philips, Corleen
Poliszuk, Albeniz
Price, Samantha Audrey
Rahaman, Rita
Rajnan, Abishek Jude
Rampersad, Jeffrey Shawn
Rampersad, Kimberly
Raymond, Middleton
Redway, Shameka
Reid, Marcus
Reynolds, Blake
Richardson, Janet
Roopnarine, Robin
Rozsa, Imre
Rugutt, Godfrey Kiprono
Sackey, Vida
Sanderson, Dexter
Shehzad, Muhammad
Silveira, Maria
Smith, Celia Marie
Smith, Dianne
Smith, Wayne
Spring, Jennifer
Stachowiak, Karolina

File Number: LTB-L-088891-25

Stephenson, Kevin
Stewart, Travis
Takele, Zufan Mulugeta
Tamera, Anika
Tenant, .
Thurayan, Sivarasa
Toribio, Philip
Trocka, Marzanna
Tucker, James
Tucker, Julie
Turnidge, Lauren
Vanderfleet, Gerald
Vanderfleet, Robin
Venner, Marian
Veselinov, Slavko
Viau, Robert
Viola, Wolf
Wainaina, Maxwell Mbugua
Williams, Christopher A.
Williams-Hibbert, David
Williams-Hibbert, Krystle
Wilson, Daurin
Wilson, Dorwin
Wilson, Keoshia
Woodley, Dominique