



**Order under Section 126
Residential Tenancies Act, 2006
And Section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-037626-23-AM

In the matter of: 55 Triller Avenue, Toronto, ON M6R 2H6

Between: IMH 55 Triller Ltd. Landlord

and

Refer to attached Schedule 2 Tenants

IMH 55 Triller Ltd. (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 December 8, 2025.

The following parties for the Landlord attended the hearing: the Landlord's legal representative, Heather Waese and the Landlord's agents, King Lee, Vesna Anastatstov, Alicia Hofland, Janaka Perrera and Fjoralba Jano.

The following Tenant parties attended the hearing: Paul Piejko, Julia Catalin, Anna Janke, Monica Anokos, Berselin Umbac Patina, Elena Ivanova, Cristhian Moran, Nina Radi, Ronald Milon, Cristian Castillo, Vidianna Bekina, Istvan Beki, Rufina E. Rilloraza, Andrew Bradley, Philip Good, Marian Oliverrie, A. Zanutia Muhammad, Daniel Rammorgan, Rhodora Torres, Kayla Leve, Diego Ramirez, Chen Li, Paul Therrien, Elizabeth Anne Gondek, Kim Seymour, Michael White, Anastasia Krisman, Sandra Florence, MD Shameem Mahboob, Sergio Quintieri, Eve Brown, Andrew Ramnarine, Claudia Estrada, Katherine Miller, Charlie McClatchy, Savannah Noorbergen, Annamarie Noorbergen, Regula Schicker, Jolanta Krzystek, Dora Correia, Maria Elsigien Ponce, Cristina Bergman, Inga Kantor, Peter Boisseau, Ewunia (Ivy) Pitulli, Dawa Ngodup, James Dadd, Liane Soles, Michelle Forsyth, Arsheed Hirji, Yoganandh Durvasulu, Richard Eric Marsden, Robert Allisat, Benjamin Moyer, Pavalarani Sarvananthan, Abbas A. Shroff, Terry Parker, Robert Allen Logie, Khtesh John, Nancy Morris and Sam Mozum. Tenant legal representative, Daniel English and Tenant agent, Lillian Zhao.

The Certificate of Service filed by the Landlord on November 18, 2025, indicates that some rental units listed in the application were not served with the application and notice of hearing. The Board 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: 103, 108, 307, 311, 406, 506, 508, Ellis Shane Ede of unit 601, 605, 611, 706, 709, 710, 806, 909, 910, 912, 1003, 1006, 1008, 1201, 1206, 1214, 1402, 1506, 1511, 1603, 1611, 1614, 1804, 1806, 1814, 2009, 2014, 2108, 2201, 2202 and 2301.

Unit 2005 will be removed from this application upon consent by the Landlord.

This amended order is issued to correct clerical errors in the order issued on January 12, 2026

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

1. The maximum rent increase above the guideline because of capital expenditures is 2.50%. This increase is for the following capital expenditures:
 - a. Windows and Doors.
2. Where the Landlord's application requests an increase of 2.63%, the maximum increase above the guideline for these units is **2.35%**. This increase is to be taken in the first year.
3. The weighted useful life for the capital expenditures is 17 years.
4. The first effective date of the rent increase above the guideline is August 1, 2023.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by **2.35%** for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken as follows:
 - a. The Landlord may increase the rents charged by **2.35%** within the time period of August 1, 2023, to July 31, 2024.
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 agrees to waive all arrear amounts owing as a result of this order.
5. The Landlord shall reconcile all affected units and provide the recalculated rental rates on or before February 1, 2026.

January 12 2026
Date Issued

Sonja Hudson
Dispute Resolution Officer, Landlord and Tenant Board

March 25, 2026
Date Amended

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. Any part of the ordered increase that is not taken within the time period specified cannot be added to subsequent rent increases in subsequent time periods.
2. If the Landlord has given the Tenant 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 3 for information about the date and amount of the rent reduction.
4. The annual guideline for 2023 and 2024 is 2.50%.

Schedule 1 - Units affected by this Order:

101	602	907	1211	1709	2012
102	603	914	1212	1710	2104
105	606	1001	1404	1711	2105
106	607	1004	1405	1712	2107
204	608	1005	1407	1803	2109
205	609	1007	1411	1805	2110
210	610	1009	1504	1807	2112
211	612	1010	1505	1809	2114
305	614	1011	1507	1811	2204
306	702	1012	1508	1901	2208
309	703	1014	1509	1902	2209
310	707	1101	1510	1903	2210
403	708	1102	1512	1905	2211
404	711	1103	1514	1906	2212
405	712	1104	1601	1907	2302
407	801	1106	1604	1908	2303
408	802	1109	1605	1909	2305
411	807	1110	1607	1910	2307
412	808	1112	1608	1911	2308
414	809	1114	1610	1912	2309
503	810	1202	1701	1914	2310
505	811	1203	1702	2002	2311
509	812	1204	1703	2004	2312
512	903	1205	1704	2006	2314
514	905	1207	1707	2008	
601	906	1208	1708	2011	

Schedule 2 - Tenants who are Affected by this Order:

Alba, Luis	Harris, Laurel
Allisat, Robert	Hassan, Toufic Hossain
Anitra, Hamilton	Hatt, Bryan
Atkinson, Philip	Hirji, Arsheed
Baksh, Felicia	Hiscock, Jon
Baranyai, Robert	Hogg, Glen William
Barth, Melissa Ariana	Howes, Samantha
Beki, Aranka	Inrig, Janet
Beki, Istvan	Isidro, Dominador
Bergman, Cristina	Ivanova, Elena
Bettencourt, Marcel	Jablonski, Jan
Black, Aviva	Janke, Anna
Blackburn, Richard	Jeyaganeshan, Ananthi
Boisseau, Peter	Joosten, Bernard
Bradley, Andrew	Joshi, Chaitanya
Brown, Eve	Kanagaratnam, Thayarani
Bugaj, Richard	Kania, Tomasz
Burnham, Connor	Kantor, Inga
Cantelon, Patrick	Kaur, Daljeet
Castellino, Alice	Khimji, Dr. Mohamed
Castillo, Cristian	Khimji, Mohamed
Charlton, Rachael	Kim, James
Chaudhury, Samar	Klaudusz, Alfred
Choedon, Tsering	Konopka, Monika
Ciemiega, Witold	Kruscic, Mirko
Correia, Dora	Krzystek, Jolanta
Craig-Evans, Emily	Leal, Jose
Dacosta, Donald	Lee, Rebecca
Dadd, James	Leve, Kayla
Davis, Stanford	Lewsey, David
Dhondup, Jamyang	Li, Chen
Divic, Dejan	Lloyd, Katie
Estrada, Claudia	Logie, Robert Allen
Forsyth, Michelle	Longley, Paul
Francois, Carl	Mahboob, Md Shameem
Fraser, Colman Anthony	Marsden, Richard Eric
Fridman, Serguei	Marshall, Geoffrey
Gieryng, Wiktor	Matuch, Krystyna
Gomes, Kaydonna	Miller, Katherine
Gondek, Elizabeth Anne	Millroy, Erin
Gonzalez, Juan Pablo	Mills, Sean
Good, Philip	Milon, Ronald
Grusys, Peter	Mitchell, Shaniece
Gurton, Christina	Mitrovic, Bozidar
Guruju, Rao Venkata	Moradi Niazabadi, Hamed
Guzman Peralta, Alexis	Moran, Cristhian

Moyer, Benjamin
Mozum, Sam
Muhammad, A. Zanubia
Murygin, Wojciech (Murray)
Mylymuk, Penny Lee
Ngodup, Dawa
Noorbergen, Annamarie
Nuhn, Angela
Nunez, Ericson
Olah, Andras
Oliverrie, Marian
Orlando, Carreno
Panarisi, Rosella
Parker, Terry
Patina, Berselin Umbac
Phuntsok, Tsering
Piejko, Paul
Pillon, Jacqueline
Pitrulli, Ewunia (Ivy)
Ponce, Maria Elsigien
Quintieri, Sergio
Radi, Nina
Rafeiro, Susan
Rahman, Faizur
Ramawad, Tagmatie (Seeta)
Ramirez, Diego
Ramnarine, Andrew
Ramos, Pedro Luis P.
Rego, Irwin
Rilloraza, Rufina E.
Rupolo, Diego

Ruszo, Attila
Saniford, Peter
Santos, Valdemar
Sarvananthan, Pavalarani
Scott, Nicholas
Sehnke, Betina
Selga Salem, Melberto
Seymour, Kim
Shpikula, William F.
Shroff, Abbas A.
Sodonis, Robert
Soles, Liane
Spasojevic, Mirjana
Stavrovsky, Oleg
Stiles, Scott
Suleiman, Juma
Therrien, Paul
Thisdale, Randy
Thompson, Benjamin Jarrett
Torres, Rhodora
Van Den Hoogenband, Corey
Villalobos, Mathias
Visentini, Arianna
Vretenar, Aldo
Wangdu, Thupten
White, Mike
Wojciechowski, David
Yeshi, Mingmar
Zaragoza, Jhon Cristopher
Zysko, Justyna

Schedule 3 - Rent Reduction related to Capital Expenditures

A. Date of Rent Reduction

If the Tenant's rent is increased based on capital expenditures during 2023 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 the order).

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 2023 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 the order).

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.