



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

File Number: LTB-L-045843-25

In the matter of: 1750 Bloor Street, Mississauga, Ontario, L4X 1S9
3315 Fieldgate Drive, Mississauga, Ontario, L4X
2J3

Between: Hazelview Properties Landlord

And

Refer to attached Schedule 2 Tenants

Hazelview Properties (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:

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 0.34%. This increase is to be taken in the first year.

3. The Certificate of Service filed by the Landlord on November 25, 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: 101, 106, 205, 206, 208, 215, 303, 304, 309, 311, 403, 414, 503, 508, 602, 605, 607, 609, 706, 715, 804, 810, 811, 814, 908, 911, 1006, 1008, 1101, 1104, 1109, 1110 and 1111 at Bloor Street & 101, 104, 106, 114, 202, 205, 207, 208, 210, 215, 305, 405, 409, 410, 411, 509, 510, 514, 603, 604, 606, 610, 611, 615, 804, 811, 812, 814, 815, 903, 904, 905, 911, 912, 1003, 1005, 1014, 1102, 1104, 1105 and 1110 at 3315 Fieldgate Drive.
4. The first effective date of the rent increase above the guideline is September 1, 2025.

It is ordered that:

1. The Landlord may increase the rents charged by 0.34% 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 September 1, 2025, to August 31, 2026.
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 26, 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 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

1750 Bloor Street, Mississauga, Ontario, L4X 1S9

102	207	315	504	610	712	904	1009
103	209	401	505	611	714	905	1010
104	210	402	506	612	801	906	1011
107	211	404	507	614	802	907	1012
108	212	405	509	615	803	909	1014
109	214	406	510	701	805	910	1015
110	301	407	511	702	806	912	1102
111	302	408	512	703	807	914	1103
112	305	409	514	704	808	915	1105
114	306	410	515	705	809	1001	1106
115	307	411	601	707	812	1002	1107
201	308	412	603	708	815	1003	1108
202	310	415	604	709	901	1004	1112
203	312	501	606	710	902	1005	1114
204	314	502	608	711	903	1007	1115

3315 Fieldgate Drive, Mississauga, Ontario, L4X 2J3

102	302	403	507	703	803	910	1101
103	303	404	508	704	805	914	1103
108	304	406	511	705	806	915	1106
110	306	407	512	706	807	1001	1107
112	307	408	515	707	808	1002	1108
201	308	412	601	708	809	1004	1109
203	309	414	602	709	810	1006	1111
204	310	415	605	710	814	1007	1112
206	311	501	607	711	901	1008	1114
209	312	502	608	712	902	1009	1115
211	314	503	612	714	906	1010	
212	315	504	614	715	907	1011	
214	401	505	701	801	908	1012	
301	402	506	702	802	909	1015	

Schedule 2 - Tenants who are Affected by this Order:

Abubaker, Fahmi	Cieslinski, Iwona
Adubiagbe, Serifat	Co, James
Ahmed, Javeria	Craig, Judy
Ahmed, Mohammed Idris	Crooks, Petergay
Aklamavo, Ophélie	Cruz, William
Al-Azzawi, Omar	Cummings, Ampton
Al-Azzawi, Zainab Oday	Currie, Catherine
Ali, Faiza	Cutino, Chevaughn
Ali, Rania	Dancu, Olga
Almofti, Suulaf	Date, Akiko
Alobid, Jehad Eddin	Davis, Teresa
Al-Rawi, Haneen Jasmin	Dessu, Adam
Amer, Hasan	Deyogolos, Roman
Amofo, George	Dezyderio, Raca
Anis, Faisal	Dheri, Sanjot
Anwer, Muhammed	Diep, Phut
Arat, Nadide	Dubograi, Olena
Arumugam, Sivakumaran	Ebanks, Stephanie
Aryan, Nathan	Ek, Israel May
Atif, Niamatullah	Ellis, Rohan
Babinets, Volodymyr	Elnasir, Elsaddig
Badal, Rajkrishansingh	Emile, Melanie
Balaban, Bohdan	Erzen, Katarina
Balasingam, Paramu	Eser, Mellie
Bannatyne, Joan	Esguerra, Ruth
Bansal, Himanshi	Fakhruddin, Abuzar
Berk Deveci, Yasin	Fakhrul-Islam Sher, Muhammad
Bhatti, Samina	Fang, Chaoyang
Bogdanowicz, Zaneta Zofia	Fedee, Calvin
Bourmoum, Mohamed	Fisher, Sergii
Bowers, Sheri	Fuller, Kavanaugh
Bowes, Steven	Galinac, Sonja
Bradford, Ashley	Garcia Aranga, Kerly Johanna
Burrell, Otis	Garcia Vargas, Nher Pedro
Butkus, John	Gardiner, James
Butterfield, Vicki	Garg, Nitin
Calouro, Ana	Garley, Patience
Cambeiro Yarzon, Maria Elena	Gashi, Flamur
Carnegie, Karissa	Giannantonio, Mario
Caro, Rafael	Girgis, Attia
Catano, Maria	Gong, Zhenfei
Chawra, Debashree	Habib, Azam
Chiriatti, Andres	Hafeez, Kamran
Choudhry, Adnan	Hameed, Munawar

Hashmi, Bushra
Hassan, Mona
Havryliv, Iryna
Hereha, Khrystyna
Hong Giap, Ngoc Thu
Hu, Quanjie
Imbaquingo, Oswaldo
Imran, Rasheed
Iqbal, Sahar
Ireland, Alesha
Irshad, Uzair
Jacobs, Kody
Jagire, Jennifer
Jean Louis, Nixon
Juarez De La Cruz, Karla
Kapoor, Sumeet
Kathirgamar, Ganeshamoorthy
Kebede, Selam
Khan, Mohammed
Kittchen, Melissa
Koshelovskyi, Yurii
Koval, Inna
Kovchuh, Anatolii
Krytiuk, Natalia
Kumar, Janarthanan
Kumar Ghorui, Chiranjib
Kuprenko, Vitalii
Kushniryk, Sviatoslav
Lam, Hen
Li, Ling
Limtingco, Ed
Llana, Xhesika
Lopez, Hector
Lopez Hurtado, Albaro
Lozano, Marvin Keith
Macleane, Stanley
Mahmood, Rahat
M Al Qaddoumi, Hisham Moh'd
Maralli, Jeremy
Martinez, Bleyder
Merola, Pedro
Midzan, Adem
Mirza, Lina
Modi, Kushal
Mohammed, Riyaz
Mojidra, Jigar
Molina, Esmeralda
Mounes, Khairy
Muki, Zohair
Mustea, Iulia

Nagesh, Gayathri
Naik, Minaben
Ngo, Tri
Ngoc Tran, Hoa
Nguyen, Ngoc
Nguyen, Thi Hang
Nord, Cameron
Noseworthy, Rhonda
Nugent, Alexsus
Ocampo, Ramil
Okoronkwo, Chimere
Olivar, Nancy
Osman Sohail, Mohammad
Pacquing-Dimayuga, Rachelle
Paul, Anis
Perez, Marilen
Peteliuk, Volodymyr
Popalzai, Sekander
Portodo, Antonio
Prabhoo, Asha
Pundano, Patricia
Quezada, Christian
Qureshi, Muhammad
Raja, Asghar
Ramesar, Adesh
Ranger, Alisa
Ranjan, Rajiv
Ranjbar, Rasoul
Raton, Carmella Mae
Richards, Mckaila
Robichaud, Michael
Romero Casro, Ana
Rondon, Rochelle
Rosal, Helen
Roy, Shaurabh
Saad Aslam, Muhammad
Sarhan, Manal
Sayem, KM
Shadman, Sakib
Shaikh, Aslam
Sharifi, Humaira
Shkoza, David
Shpylieva, Kristina
Siddiqui, Aamina
Simon, Leslie
Singh, Harjeet
Singh, Pavandeep
Singh, Sukhwinder
Stahle, Natalie
Stefaniuk, Yaroslav

Subramaniam, Sivaloan
Suliman, Abdelkareem
Sumaruk, Bohdan
Sundram, Nirmaladevi
Syed, Faizan
Syed, Furqan
Szlapetis, Natasha
Tandial, Sahiel
Tare, Nazmi
Taylor, Nikeisha
Taylor, Zenia
Teskey, Joey
Tetarie, Deepika
Thakkar, Harshalkumar
The Province, Supportive Housing in
Tkach, Stepan
Tkachyk, Ihor
Tracanelli, Lynn
Tran, Muoi
Tran, Nghiem

Tuan Bui, Long
Uhr, Dragutin
Ul-Islam, Najam
Ullah, Niamat
Vathany Desmond, Chandra
Velasco, Loida
Veluri, Venkateswararao
W. Cummings, Marc
Wade, Hazra
Wahabzada, Mohammad Jawad
Wahba, Emad
White, Andrew
Wilson, Marcelle
Xu, Guorui
Youssef Mesiha, Youssef Emil
Zambrano, Kleber
Zeman, Lubomir
Zhang, Yue
Zhao, Na
Ziu, Rigels