



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

File Number: LTB-L-090964-25

In the matter of: 3 Frontenac Road, London, Ontario, N5Z 3X9

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. 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 0.64%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on November 5, 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: 205, 304 and 501.

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 0.64% 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 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 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

3 Frontenac Road, London, Ontario, N5Z 3X9

101	202	210	308	405	503	510	608
103	203	301	309	406	504	601	609
104	204	302	310	407	505	602	610
106	206	303	401	408	506	604	
107	207	305	402	409	507	605	
108	208	306	403	410	508	606	
201	209	307	404	502	509	607	

Schedule 2 - Tenants who are Affected by this Order:

Abdille, Shukri	Givarges, Astefan	Madden, James Michael
Mohamed	Goodwin, Dave	Mason, Anthony
Alvarado, Christian	Green, Oliver	Mclaughlin, Marilyn
Antille, Gerry	Gryb, Laurie	Mctaggart, Carolyn
Antone, Alvira June	Hall, Josh	Mctaggart, Dale
Argueta, Rolando	Hardy, Natalie	Orieoghene, Kevwe
Beck, Heather	Harkness, Erin	Ouellette, Marion
Betteridge, Rachel	Hilolwe, Fatuma	Paliszewski, Jan
Bilotta, Tony	Mohamed	Paliszewski, Joanna
Birro, . Mahmut	Huston, Tracey	Podiuk, Zdzislaw
Blackwell, Janice	Jake, Kersey	Richardson, Nathan
Burt, Ronald	Jalloh, Ibrahim	Richardson, Robert
Burt, Teresa	Jane, Orieoghene	Sagi, Frank/S.
Carolina, Quinonez	Jimenez, Natividad	Salazar, Glem Belman
Cemil, Hanen	Kalra, Bhavya	Shahhat, Shaheer
Charters, Angel	Kawach, Elham	Tuan, Lory
De Alvarado, Nuvia	Kawach, Souheil	Van Ngo, Hoang
Suleyma Perez	Ketaimi, Afaf	Velasquez, Aaron
Deming, Angel	Khalid, Minhaj	Weick, Jaqi
Deming, Jeff	King, Danielle	Williams, Jeffery
Diaz, Greysi	Kroetsch, Chad	Wilson, Erin
Duong, Xuyen	Kunal, Arora	Zaidi, Syed
Fearon, Clive	Lewis, Maurice	Zuniga, Alex Zurita
Gibso, Ronald	Lewis, Robin	
Girgis, Alex	Macdonald, Jessica	