



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

File Number: LTB-L-079805-25

In the matter of: 80 Ridout Street South, London, ON, N6C 5H7

Between: Homestead Land Holding Limited Landlord

And

Refer to attached Schedule 2 Tenants

Homestead Land Holding Limited (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 1.51%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on November 17, 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: 306, 405 and 1501.

4. The first effective date of the rent increase above the guideline is January 1, 2026.

It is ordered that:

1. The Landlord may increase the rents charged by 1.51% 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 January 1, 2026, to December 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 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

80 Ridout Street South, London, ON, N6C 5H7

101	303	504	704	903	1102	1402	1602
102	304	505	705	904	1103	1403	1603
103	305	506	706	905	1104	1404	1604
104	307	507	707	906	1105	1405	1605
105	308	508	708	907	1106	1406	1606
201	401	601	801	908	1107	1407	1607
202	402	602	802	1001	1108	1408	1608
203	403	603	803	1002	1201	1502	1701
204	404	604	804	1003	1202	1503	1702
205	406	605	805	1004	1204	1504	1703
206	407	606	806	1005	1205	1505	1704
207	408	607	807	1006	1206	1506	
208	501	608	808	1007	1207	1507	
301	502	701	901	1008	1208	1508	
302	503	702	902	1101	1401	1601	

Schedule 2 - Tenants who are Affected by this Order:

Acosta Kappler, Rosalba
Ambrogio, Suzanne
Anderson, Keith
Ballesteros Rivera, Carlos
Bates, Rhonda
Beausejour, B., SUPERINTENDENT
Blakney, Susan Marie
Bunn, Jerri
Bush, Kenneth
Byers, David
Cameron, Beverly
Campbell, Grace
Campbell, Lynn
Carrothers, Marion
Cave, Nicholas
Chamberlain-Ritchie, Barbara
Christie, Olive
Christie, Susan
Clare, Harvey
Clark, Lyndis
Cochrane, Michael
Collette, Gerald
Collette, Patricia
Collins, Harold K.
Collins, Helen
Connors, Elizabeth
Cottee, Timothy
Cripps, Ronald
Dakwar, Elie
Day, John
DeLong, David
Elder, Stephanie
Esfahani, Kourosh Nasr
Fisher, Debbie
Flannigan, Jenna
Franke, Debra
Freeman, Robin
Freeman, Sharon
Fulop, Arlie
Gabriel, Harvey
Gabriel, Lorraine
Garber, Nathan
Genua, Justin
Gingerich, Linda

Goodson, Janet
Gordon, Karen
Gordon, Kenneth
Griffin, Terence
Grigg, Suzanne
Haddow, William
Haslip, Jonathan
Holden, Gerard
Holliday, Helen
Hoskin, Carolyn
Houle, Janet
Huner, Suzanne
Jakus, Yolanda
Jaramillo, German
Jenniskens, Catherine
Jermey, Caitlin
Johnson, Andrew
Johnson, Marian
Jones, Judy
Kerhoulas, Penelope
Kline, Bette
Kudar, Kathleen
Kudar, Randolph
Lauzon, Mason
Lewis, William
Littzen, Sharron
Ludwig, Geraldine
Luthardt, Peter
Lynch, Tim
MacKenzie, Brenda
MacKenzie, Dewar
Mahon, Bonnie
Mailer, Helen
Marshall, Ivy
McCarthy, Kathryn
McCarthy, Thomas
McCulloch, Beverly
McGuffin, Bruce
McGuffin, Kyle
McIlraith, Donald
McMillan, Aaron
Menard, Georges
Minter, Candis
Mintz, Phyllis

Mitchell, Marie
Mitchell, Michael
Mitton, Shannon
Moffat, Peggy
Monture, Dorothea
Morgan, Jean
Morrison, Stella
Morrow, Beth
Neglia, Marjorie
Newby, Anne
Nickle, Margaret
O'Brien, Kelly Rae
O'Brien, Sean
O'Connor, Catherine
Osborne, Cynthia
Page, Simon
Pfau, Beverley
Phillips, Maria Izabel
Phillips, Tim
Prymak, Caitlin
Rand, Evelyn
Rego, Maureen
Risi, Elizabeth
Ross, C. David

Ross, Joan
Sadlowski, Linda
Schaap, Arnold
Sholdice, Richard
Sim, Ronald
Simmons, Marlene
Singer, David Gordon
Sivilotti, Ethel
Skirving, Anne
Southby, James
Stephenson-Cino, Patricia
Sutherland, Richard
Szadkowski, Leah
Thompson, Matthew
Thorley, Michael John (John)
Thorpe, Denzil
Wallace, Richard
Wazyunkwish, Linda
Wheaton, Coreen
White, John David
Williamson, G. Robert
Wills, James
Wills, Winifred
Young, Thomas