



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

File Number: LTB-L-085769-25

In the matter of: 273, 275, 277, 279, 281, 283, 285, 287, 289, 291,
293, 295 St Andrews Street, Cambridge, Ontario,
N1S 1P2

Between: Sarah Reid Landlord
Double A Realty Inc

And

Refer to attached Schedule 2 Tenants

Sarah Reid and Double A Realty Inc (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 0.50%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on November 20, 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: 273.

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 0.50% 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 30, 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:

275 St Andrews Street, Cambridge, Ontario, N1S 1P2
277 St Andrews Street, Cambridge, Ontario, N1S 1P2
279 St Andrews Street, Cambridge, Ontario, N1S 1P2
281 St Andrews Street, Cambridge, Ontario, N1S 1P2
283 St Andrews Street, Cambridge, Ontario, N1S 1P2
285 St Andrews Street, Cambridge, Ontario, N1S 1P2
287 St Andrews Street, Cambridge, Ontario, N1S 1P2
289 St Andrews Street, Cambridge, Ontario, N1S 1P2
291 St Andrews Street, Cambridge, Ontario, N1S 1P2
293 St Andrews Street, Cambridge, Ontario, N1S 1P2
295 St Andrews Street, Cambridge, Ontario, N1S 1P2

Schedule 2 - Tenants who are Affected by this Order:

Barnes, Lucy
Buchan, Vanessa
Bullock, Tavis
Cummings, Cathy
Cummings, Jim
Gage, David

Hansen, Ryan
Hill, Darryl
Large, Stephen
Minakis, Patricia
Mott, Colleen
Protich, Milena

Psenak, Tracy
Robson, Mary
Silva, Juliette
Smith, Andrew
Spiece, Craig
Vargas, Miguel