



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

**File Number:** LTB-L-088886-25

**In the matter of:** 685 Surrey Lane, Burlington, ON, L7T 3Z2

**Between:** Homestead Land Holdings Limited Landlord

**And**

Refer to attached Schedule 2 Tenants

Homestead Land Holdings 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 0.56%. 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: 304, 1105 and 16604.

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 0.56% 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 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:**

685 Surrey Lane, Burlington, ON, L7T 3Z2

|      |      |      |     |     |     |     |      |
|------|------|------|-----|-----|-----|-----|------|
| 1104 | 1404 | 1603 | 201 | 401 | 508 | 707 | 906  |
| 1106 | 1405 | 1605 | 202 | 402 | 601 | 708 | 907  |
| 1107 | 1406 | 1606 | 203 | 403 | 602 | 801 | 908  |
| 1108 | 1407 | 1607 | 204 | 404 | 603 | 802 | 1001 |
| 1201 | 1408 | 1608 | 205 | 405 | 604 | 803 | 1002 |
| 1202 | 1501 | 1701 | 206 | 406 | 605 | 804 | 1003 |
| 1203 | 1502 | 1702 | 207 | 407 | 606 | 805 | 1004 |
| 1204 | 1503 | 1703 | 208 | 408 | 607 | 806 | 1005 |
| 1205 | 1504 | 1704 | 301 | 501 | 608 | 807 | 1006 |
| 1206 | 1505 | 1705 | 302 | 502 | 701 | 808 | 1007 |
| 1207 | 1506 | 1706 | 303 | 503 | 702 | 901 | 1008 |
| 1208 | 1507 | 1707 | 305 | 504 | 703 | 902 | 1101 |
| 1401 | 1508 | 1708 | 306 | 505 | 704 | 903 | 1102 |
| 1402 | 1601 | 101  | 307 | 506 | 705 | 904 | 1103 |
| 1403 | 1602 | 102  | 308 | 507 | 706 | 905 |      |

**Schedule 2 - Tenants who are Affected by this Order:**

Acosta Jimenez, Noslaidys  
Adelekan, Kehinde Kennie  
Alam, Kashif  
ANSELL, PAMELA  
Attar, Pehah Fakhr  
Aziz, Ferdows  
Bahram, Jamila  
Bahram, Rangeena  
Bayadinov, Maxim  
Bayadinova, Oxana  
Beaudry, Anthony  
Bennett-Andrews, Colton  
Boamah, Isabella  
BOLAND, PATRICIA  
Brewer, Susan  
BROWN, SHEILA  
Charlton, Crystal  
CHARLTON, MATTHEW  
Chen, Chunyan  
Christian, Zion  
Ciaffi, Maria  
Clark, Crystal  
CLARK, JEFF  
Clark, Sarah  
Cochrane, Michael  
Cunningham, Michael  
Daigle, Gerald  
Dalley, Kristen  
DANIELS, GAIL  
DEGEUS, RICHARD JACOB  
DEVRIES, KEVIN  
DIMEN, LEONA  
DLAMIINI, SIBUSISO  
DLAMINI, NKOSINGIPHILE  
Downes, Teresa  
Dubeau, Nicolas  
Duke, Jessie Lee  
Duncan, Jason  
Estrada, Edgar O  
Fennema, Melanie  
Flanigan, Kevin  
GAGNON, KEVIN, ALEXANDER  
Gelle, Deka  
Ghassan, Halabi

Gillbert, Jade  
Gonzalez Escobar, Edgar  
Goulart, Sarah  
Halton Housing Authority, .  
Halton Housing Authority, .  
Halton Housing Authority, .  
Halton Housing Authority, .  
Halton Housing Authority, .  
Halton Housing Authority, .  
Halton Housing Authority, .  
Halton Housing Authority, .  
Halton Housing Authority, .  
Hanna, Muneera  
Hodson, Deanne  
Homolka, Emil  
Housing Authority, Halton  
Housing Authority, Halton  
HUMBY, BRENT  
JOHNSON, BRIAN  
JONES, DEBBIE  
Jones, Donald  
Jones, Linda  
Joya, Fazluddin  
Kacha, Harshil  
Kadic, Admir  
Kaur, Amanpreet  
Khan, Afaq  
KLINCK, COREY  
KOOIMAN, NEIL  
Koos, Ferenc  
Kristensen, Andrew  
Kristensen, Janice  
Kyeremateng, Keren-Happuch  
Lanneval, Jason  
LAURENT, DOREEN  
Laurent, Patrick  
Lerner, Ekaterina  
Lerner, Svyatoslav  
Mandrykina, Vladyslava  
Mangrola, Jaypalsinh Pramodsinh  
Manjit\*, Pannu  
Maragowdanahalli, Namitha Ramakrishna  
Mascarenhas, Irine  
Mascarenhas, Maxima

MASLOVSKIS, DANIELLE  
Matos, Rosemary  
MATTI, EKHLAS  
MCDUFF, KELLY  
MCDUFF, MICHAEL  
MCINTYRE, KATHY  
Mehta, Rangat  
Michael, Joseph  
Mogenahalli Shamasundar, Avinash  
Mokarem, Mohammed  
Naimy, Mohammad  
Naimy, Rahima  
Nevills, Richard  
Nevitt, Cameron  
Newton, Terrance  
Noori, Mohammad Naim  
Osmond, Talon  
Oyeyode, Tolutope  
PALMQUIST, HEATHER  
Patel, Aesha  
Patel, Kruparthkumar  
Patel, Prit Chetankumar  
Patel, Rahi  
Patel, Rushabh  
Paulnitz(Welke), Linda  
PAYNE, ELIZABETH  
PELCHAT, KIMBERLY  
PENAGOS, YURIS  
Perre, David  
Pfaff, Doug  
Rennie, Emily  
Rezayat, Lily

RILETT, EVELYN  
Rodgers, Garry  
ROGERS, RUTH  
Rozieva, Aisha  
Sanders, Kimberly  
Sasidharan, Sarath Kumar  
SCHELLENBERGER, ALEXANDRA  
Schmidt, Rachael  
Shafo, Ikram  
Siddiqui, Farzana  
Sirouspour, Bahman  
Skinner, Erin  
SMITH, BENSON  
SMITH, CORI-LEE  
Smith, Sandra  
Tareen, Ajmal  
Tareen, Hamida  
Tariq, Ayesha  
TIKK, APRIL  
TROY, CHRISTOPHER  
TULLOCH, TRACY  
Turville, Brett  
VANLIEROP, NICOLE  
VELEZ, JAIME  
Veuskens, Manuela  
Vyas, Rahul  
Waghela, Payal Vireshchandra  
Wales, Jennifer  
WELKE, DANIEL  
Wright, Andrew  
Zhang, Hongmei