



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

File Number: LTB-L-088890-25

In the matter of: 705 Surrey Lane, Burlington, ON, L7T 3Z4

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. The Board received submissions from the Landlord and the Tenant; Shalini Patel.

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 first effective date of the rent increase above the guideline is February 1, 2026.

Landlord’s Right to Apply

1. The Tenant, Shalini Patel, submits that the increase is unreasonable and not justified and that the Landlord should provide clear and detailed evidence supporting their applications.

2. I am satisfied that the Landlord, filed with the Board, their final tax statements for base and reference years and proof of payment in support of their application, as required.
3. Although the Tenant may feel it is unjust, the Board is a creature of statute charged with applying the law as written. Section 126 of the Act specifically provides that a Landlord may apply for an AGI for an extraordinary increase in the cost for municipal taxes and charges for the residential complex or any building in which the rental units are located. The Board cannot stop the Landlord from exercising its right to apply for an above guideline rent increase.

Financial Hardship

4. The Tenant, Shalini Patel, submits that the Board should consider financial hardship to Tenants caused as a result of any increase granted.
4. In respect to the Tenant's submission of financial hardship, the Act does not provide the Board with the authority to consider the financial impact on the tenants of an above guideline increase when determining whether a landlord's above guideline increase application should be granted or denied.

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
5. owed as a result of this order within 60 days of the date of this order.

March 31, 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:

705 Surrey Lane, Burlington, ON, L7T 3Z4

101	307	507	707	907	1107	1407	1607
102	308	508	708	908	1108	1408	1608
201	401	601	801	1001	1201	1501	1701
202	402	602	802	1002	1202	1502	1702
203	403	603	803	1003	1203	1503	1703
204	404	604	804	1004	1204	1504	1704
205	405	605	805	1005	1205	1505	1705
206	406	606	806	1006	1206	1506	1706
207	407	607	807	1007	1207	1507	1707
208	408	608	808	1008	1208	1508	1708
301	501	701	901	1101	1401	1601	
302	502	702	902	1102	1402	1602	
303	503	703	903	1103	1403	1603	
304	504	704	904	1104	1404	1604	
305	505	705	905	1105	1405	1605	
306	506	706	906	1106	1406	1606	

Schedule 2 - Tenants who are Affected by this Order:

., Asgaed Yahya Ahmaed	Gross, Alana	Lina, Jennifer
Awad	Gunter, Emmrich	Macdougall, Pamela
., Maninder Singh	Ha, Jihyen	Macfarlane, Jean-Anne
., Sarabjit Kaur	Hall, Kyle	Macwan, Benjamin
Alastal, Mohammed	Halton Housing, Authority	Mahfouz, Sabah
Aldalimousa,	Halton Housing Authority, .	Marchetti, Michael
Ayoubaboulaziz	Halton Housing Authority, .	Markow, Adele
Aldaniyal, Alaa	Halton Housing Authority, .	Mathieu, Debra Ann
Alhalabi, Maher	Halton Housing Authority, .	Mckenna, Marcus
Alhalabi, Ramia	Halton Housing Authority, .	Meng, Linghui
Alqoas Matti, Suad	Halton Housing Authority, .	Mercurio, April
Al Tafooka, Rashik Yousif	Halton Housing Authority, .	Mercurio, Mark
Elias	Harris, Barbara	Miller, Sarah
Apenteng, Naomi	Harris, Kirk	Mochaiev, Iurii
Authority, Halton Housing	Hassan, Nached	Monawari, Qedrosh
Babilly, Ihsan	Haugen, Carl	Nawabi, Milad
Ballout, Mohamad	Hazelden, Gillian	Ndlangamandla,
Barot, Smit	Hennessey, Colton	Nompumelelo
Basilio, Alma	Housing, Halton	Ndlangamandla, Sizwe
Behrens, Walter	Hoyos, Jisella	Noxell, Tammy
Belkaid, Ali	Hussain, Razia	Oguntimehin, Endurance
Bhatt, Dhaval	Ibanez, Mahra	Owusu, Richard
Bioh, Briana	Ibanez, Orlino Jr	Paleksic, Oliver
Bland, Michael	Ilustre, Rainier	Patel, Bhoomikaben
Boer, John	Jaiya, Varinder	Patel, Fenilkumar
Bowes-Lyon, Andrea	Javed, Waqar	Patel, Harsh
Bryck, Melissa	Jones, Courtney	Patel, Parth
Burgos, Juan	Jwan, Abdulkader	Patel, Ravikumar
Burly, Michael	Kallio, Karl	Patel, Shalini
Cadeau-Gagnon, Kelly	Kamdem, Josiane	Patel, Shalviben
Clark, Jennifer	Kaur, Amanjot	Pawlyk, Betty
Coguimbal, Marife B	Kaur, Gursimran	Pineda, Jesper
Crosby, Gary	Kaur, Harpreet	Pinto, Celso
Devereaux, Monique	Kaur, Jobanpreet	Ramaabya, Grace
Dover, Treon	Kaur, Kuldeep	Rammo, Arms
Duncan Raymond, Asha	Kaur, Prabhdeep	Raslan, Hamza
Feldano, Joseph	Kaur, Rajbir	Rhodes, Maryann
Fenech, Dianne	Kaur, Simranjit	Robinson, Romano
Fletcher, George	Kirk, Cassandra	Rose, Justin
Ford, Katelynn	Kojevn, Iana	Rwaida, Alamir
Foster, John	Kokai, Istvan	Saker, Saly
Gomez, Diego	Kovacevic, Zoran	Schmidt, Richard, Nathan
Goswami, Poojaben	La Flamme, Johnathan	Shaffer, John
Goswami, Sandipgiri	Lassman, Craig	Shah, Dhruvin

Shahla, Wahidi*
Shapo, Raeda
Sharpe, Manjit
Singh, Gurpreet
Singh, Paramveer
Spahn, Ellen
Stewart, Peter
Strileski, Kim
Taqwa, Ahmad
Taqwa, Bibi

Thakkar, Dhruv
Thamage, Bonolo
Thomson, James
Tina Burch, Superintendent
Trotoux, Darren
Vandusen, Nicole
Vaz, Emma
Villanueva, Raziell
Wagstaff, Selina
Wahidi, Mohammad

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Wallace, Heather
Warsame, Asha
Wilcox, Andrew
Wilkins, Brandon
Woods, Cynthia
Włodzimierz, Rzepisko
Włodzimierz, Tomasz
Yamusha, Rebecca