



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

File Number: LTB-L-098097-25

In the matter of: 1400 Ouellete Ave, Windsor, Ontario, N8X 4T4

Between: Hazelview Properties Landlord

And

Refer to attached Schedule 2 Tenants

Hazelview Properties (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 0.21%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on December 23, 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: 202, 203, 205, 207, 301, 305, 306, 404, 505, 509, 602, 603, 608, 707, 711, 712, 903, 907, 911, 1001, 1004, 1005, 1011, 1202, 1205, 1211, 1303, 1304, 1305, 1309, 1311, 1402, 1403 and 1411.

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

It is ordered that:

1. The Landlord may increase the rents charged by 0.21% 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 March 1, 2026, to February 28, 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 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:

1400 Ouellete Ave, Windsor, Ontario, N8X 4T4

0101	0401	0507	0705	0901	1012	1207	1406
0206	0402	0508	0708	0902	1101	1208	1407
0209	0403	0510	0709	0904	1102	1209	1408
0210	0405	0601	0710	0906	1103	1210	1409
0211	0406	0604	0801	0908	1104	1212	1410
0212	0407	0605	0802	0909	1105	1301	1412
0302	0408	0606	0803	0910	1106	1302	1508
0303	0409	0607	0804	0912	1107	1306	1509
0304	0410	0609	0806	1002	1108	1307	1510
0307	0411	0610	0807	1003	1109	1308	1511
0308	0412	0611	0808	1006	1111	1310	
0309	0502	0612	0809	1007	1112	1312	
0310	0503	0702	0810	1008	1201	1401	
0311	0504	0703	0811	1009	1204	1404	
0312	0506	0704	0812	1010	1206	1405	

Schedule 2 - Tenants who are Affected by this Order:

(BM) Smith, Lori	Gaier, Chelsea	Olubusi, Ryan
Abdul Ahad, Suhair	Gamero, Maria	Orkic, Nina
Acquilla, Yogesh	Garant, Richard	Orr, Michael
Al, Zaid	Geary, Ryan	Osman, Adei
Ali, Asha	Gibson, John	Padilla, Kiana
Alizadehbazrafshan, Jahan	Gicole, Jean	Pennant, Shane
Andot, Michael	Gillis, Ronald	Pettipas, Margaret
Anthony Barrows, Mark	Gurraj, Rozario	Picheca, Victoria
Antone, Clifford	Gwere, Anthony	Popoola, Sesan
Arif, Fakhruzzaman	Hall, Kristen	Prommawonsee, Alexa
Armstrong, Shauna	Hamilton, Daniel	Pulley, Robert
Azar, Milda	Hatnean, Amanda	Quader, Moznoun
Bains, Aran	Hayzelden, Lynn	Rassmussan, Ashley
Bandla, Lavanya	Heidarpour Roshan,	Robert Edwards, Christian
Banga, Jaspreet	Mohaddeseh	Rodrigues, Oscar
Barnum, Edward	Humphrey, John	Ross, Janet
Bilton, Cindy	Itorong, Darius	Saboor, Sunia
Boutorabi, Farzin	Jenkins, Russell	Saleh, Rima
Brennan, Ian	Kerr, Dale	Sam Driedger, John
Charles, Amber	Kumar Sivakumar, Santhosh	Samuels, Roberta
Chase, Walter	LaButte, Ronald	Santiago, Jamie
Cookson, Larry	Lamontagne Castillo, Riley	Saqib, Nabeel
Cuthbertson, Devlin	Lear, Keira	Scott, Jordan
Das, Mithun	Long, Marilyn	Sheardown, John
Dauphney, Amanda	Luong, Tina	Silva, Ezequiel
Deblauw, Michael	Lynn Taggart, Jayci	Silva, Ivan
Desmarias, Stephen	Manseau, Kelley	Singh, Pushpinder
Dictado, Derek	Marangoni, Jesse	Smith, Edward
Didaskalou, Nicholas	Martin, Dave	Stannard, Dustin
Duclos, Christinne	Mastronardi, Jessica	Suri, Isha
El-Ageli, Naser	Medrea, Vlad	Szczepanik, Patrick
Emamipour, Armaghan	Montague, William	Tariq, Farah
Eskandari, Behzad	Mooney, Caleb	Taylor, Mary
Evans, Gladys	Morrison, Kevin	Vasily, Craig
Fallahshahrudi,	Mortada, Abdul	Wahed, Mishquatul
Mohammadreza	Musyj, Ashley	Wakulchik, Robert
Ferguson, John	Nantais, Neil	Wang, Yao
Foster, Lee	Nikkerdar, Mohammadreza	Wiebe, Jason
Gaber, Hagos	Ojulu, John	Yokhanna, Karam