



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

File Number: LTB-L-098073-25

In the matter of: 2418 Glenwood School Drive, Burlington, Ontario,
L7R 3S2

Between: Capreit Limited Partnership Landlord

And

Refer to attached Schedule 2 Tenants

Capreit Limited Partnership (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 0.59%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on December 9, 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 unit, 47.
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 0.59% 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 April 30, 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:

2418 Glenwood School Drive, Burlington, Ontario, L7R 3S2

1	12	23	34	46	58	69	80
2	13	24	35	48	59	70	81
3	14	25	37	49	60	71	82
4	15	26	38	50	61	72	83
5	16	27	39	51	62	73	
6	17	28	40	52	63	74	
7	18	29	41	53	64	75	
8	19	30	42	54	65	76	
9	20	31	43	55	66	77	
10	21	32	44	56	67	78	
11	22	33	45	57	68	79	

Schedule 2 - Tenants who are Affected by this Order:

Abdelkhalek, Mohamed	Grabb, Alexander	Paronik, Galina
Annelin, Tom	Grabb, Amanda	Pierce, Bernard
Bailey, Natascha	Grenzberg, Chris	Pierce, Catherine
Bakare, Monsurat	Harismowich, Crystal	Pierce, Kirsten
Benay, Josh	Harismowich, Timothy	Pipiskova, Dasa
Bhatt, Kinjalben	Herlich, Tyler	Porteous, John
Bhatt, Yatharthkumar	Hernandez, Arnoldo	Quintero, Anita Russo
Blanco, Nubia	Hopkins, Hilary	Rahim, Wail Abdel
Boshis, Matthew	Hustler, Jennifer	Ravenscroft, Matthew
Boshis, Shannon	Isnail, Fatuma	Ravenscroft, Tara
Bouchard, Pamela	Isnail, Ibrahim	Roberts, Richard
Bougren, Fadma	Jarman, Abbigale	Robichaud, Shannon
Brooks, Charlie	Jimenez, Jesus	Ross, Melissa
Brooks, Christine	Kader, Dana	Russell, Ashley
Brooks, Muriel	Kenney, Kevin	Saleh, Marwa
Campbell, Hillary	Kikwakwa, Bijoux Musumba	Schmidt, Cathy
Canjura, Carlos	Laing, Robert	Schmidt, Rick
Cavinato, Cintia	Lalonde, Seth	Sejdiu, Haki
Cavinato, Endrigo	Lipke, Jonathan Craig	Sejdiu, Shake
Charles, Darcy	Little, Kristie	Shaw, Michael
Clark, Sean	Livingston, Ryan	Shaw, Tracy
Conway, Cara	Lowe, Amanda	Smith, Ashley
Conway, Leo	Mardo, Wisam	St. Aubin, Denis
Courtney, Blair Lee	Martin, Christopher	Stewart, Jessica
Cumming, Joshua	Martin, Peter	Stiner, Justin
Dawson, Brian	Mcclymont, James	Stuart, Peter
Dowe, Shelly	Mcgeorge, Kimberly	Summerhayes, Donna
Drimmie, Stephanie	Mcgeorge, Michael	Summerhayes, Jessica
Drouin, Bill	Mcgrath, Jessica Howey	Thompson, Tammy
Fabian, Adam	Mcgrath, Peter	Thurlow, John
Faria, Jennifer	Mckay, David	Thurlow, Trudy
Fatrola, Ingrid	Mckay, Patricia	Turner, Kari
Fedele, Nicholas	Mejorado, Cynthia	Tweedie, Vicky
Fenwick, John	Montilla, Luis Alberto Ibarra	Van Duyvenvoorde, Justin
Fernandez, Blanca	Moore, Kendra	Van Loenen, Maikel
Finn, Errol	Morton, Barbara	Van Loenen, Sven
Flores, Delmy	Morton, Devon	Vieira, Diane
Freeman, Tracy	Munro, Shannon	Watson, Jay
Frimpong, Heather	Mwamba, John Muteba	Weare, Alfred
Frimpong, Joseph	Omokaro, Nadine	Weare, Vearl
Gerard, Kathleen	Oraha, Asmahan	Westfall, Christopher
Gill, Darryl	Ouagague, Hassan	Wicks, Joan
Gill, Gayle	Park, Joseph	Williams, Greg
Gonzalez, Concepcion	Park, Maria	Woods, Paul

Workman, Ross

Young, Jalen

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Young, Nicole