



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

File Number: LTB-L-098081-25

In the matter of: 3516 Havenwood Drive, Mississauga, Ontario,
L4X 2M9

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 0.34%. This increase is to be taken in the first year.
3. 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 0.34% 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:

3516 Havenwood Drive, Mississauga, Ontario, L4X 2M9

1	4	7	10	13	16	19	22
2	5	8	11	14	17	20	23
3	6	9	12	15	18	21	24

Schedule 2 - Tenants who are Affected by this Order:

Al Hammoud, Fatim
Al Hammoud, Meteb
Atkinson, Frances
Atkinson, William
Black, Brenda
Black, Brian
Boland, Caroline
Bolvin, Natasha
Bolvin, Rita
Davis, Cindy
Day, Robert
Dowell, Terry
Drummond, Dionne
Elammary, Adel
Frazer, Alison

Henderson, Joshua
Ho, Ho Van
Hunter, Richard
Ibrahim, Sherif
Jones, Myrtle Neibert
Jones, Naomi Fallon
Jones, Stephen Anthony
Kalid, Mohid
Khairul, Ara Begum
Khairul, Kabir
King, Katherine
Lewis, Diana
Lewis, Kenneth
Locaso, Giovanni
Locaso, Stella

Macfarlane, Kelly
Macfarlane, Stephen
Mohssine, Hassan A.
Omar, Mulki
Payne, David
Payne, Rosetta
Pham, Ly
Power, Julie-Anne
Power, Riley Andrew
Ramlackhan, Curt
Ramlackhan, Franziska
Yousef, Hala
Yusuf, Yusuf Ahmed
Zafar, Muhammad
Khalid