



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

File Number: LTB-L-083833-24

In the matter of: 614 Coxwell Avenue, Toronto, Ontario, M4C 3B6

Between: Evelen Constantakopoulos Landlord

And

Merita Lewis Tenant

Evelen Constantakopoulos (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 Tenant.

It is determined that:

Municipal Taxes and Charges

1. 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 0.78%. This increase is to be taken in the first year.
3. I have accepted the Landlord’s amended application filed with the Board on June 10, 2025.

General

4. The first effective date of the rent increase above the guideline is April 1, 2025.

It is ordered that:

1. The Landlord may increase the rents charged by 0.78% for the unit.
2. The percentage increase set out in paragraph 1 is to be taken within the time period of April 1, 2025, to March 31, 2026.

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.

April 1, 2026

Date Issued

Luciella Longo
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. If the landlord has given a Notice of Rent Increase for a rent increase that is less than the ordered increase, the landlord may only take the rent increase set out in the Notice.
2. If the Tenant's rent is increased pursuant to the percentage increase ordered for capital expenditures and the same Tenant remains in the unit after the expiration of the weighted useful life for capital expenditures, then the rent will be reduced.
3. The annual guideline for 2025 is 2.50% and for 2026 is 2.10%.