



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-098726-25

In the matter of: 8717 Riverside Drive E, Windsor, Ontario, N8S
1G6

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. The Board received submissions from the Landlord and the Tenant, Lee Northwood. The Landlord replied to the Tenant.

Preliminary Matters:

Late Service – Notice of Written Hearing Package

1. The deadline for the Landlord to serve the Notice of Hearing package on Tenants affected by this application was December 17, 2025. However, the Certificate of Service sets out that the affected Tenants were served on December 18, 2025. The Tenant, Lee Northwood, raised the issue of late service in their submissions. Notwithstanding that the Landlord served, their Notice of Written Hearing package late, on December 18, 2025, the Tenant, Lee Northwood, did make submissions on this application which were filed on January 15, 2026, before the January 16, 2026 deadline for Tenant submissions. I was unable to open the Tenant's submissions and note that the Landlord noted the same but included the submissions they received from the Tenants with their reply.
2. I accept the Landlord's late service of the Notice of Hearing package given that it was one day late and the prejudice to the parties was minimal. The fact that the Tenant was able to confer with other affected Tenants, and make submissions supports that the Tenants were aware of the application and deadline for submissions.

Time for Filing the Application

3. The Tenant, Lee Northwood, challenge the Landlord's application arguing that the Landlord should have filed this application in 2024, the Base Year for this application. The Landlord Filed their application with the Board on November 20, 2025. Pursuant to s. 126(3) of the Act, an application to increase rent above the guideline due to an extraordinary increase in municipal taxes must be made at least 90 days before the effective date of the first intended rent increase referred to in the application, which in this case is March 1, 2026. As such, I am satisfied that the Landlord filed their application in accordance with the required deadline set out in s. 126(3).

Negotiations Through Submissions

4. The Tenant, Lee Northwood, made submissions about their view of an approach to the calculation of the increase and offered an amount that they were willing to pay for the sought increase. Prior to the hearing of this application, the parties were free to enter into negotiations on the above guideline increase sought through this application. As such, these submissions are not relevant my findings in this proceeding.

It is determined that:

Municipal Taxes and Charges

5. 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).
6. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.25%. This increase is to be taken in the first year.
7. 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: 101, 301, 303, 313, 405, 407, 409 501, 512, 608, 702, 714, 807, 808, 902, 904, 1001, 1010 and 1011.
8. 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 0.25% 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.

April 2, 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:

8717 Riverside Drive E, Windsor, Ontario, N8S 1G6

0102	0205	0312	0503	0606	0711	0814	1002
0103	0207	0314	0504	0607	0712	0901	1003
0104	0208	0401	0505	0609	0713	0903	1004
0105	0209	0402	0508	0611	0801	0905	1005
0107	0211	0403	0509	0612	0802	0906	1006
0109	0212	0404	0510	0613	0803	0907	1007
0111	0214	0406	0511	0614	0804	0908	1008
0112	0302	0408	0514	0701	0805	0909	1009
0114	0306	0410	0601	0703	0806	0910	1012
0201	0307	0411	0602	0705	0809	0911	1013
0202	0308	0412	0603	0706	0810	0912	1014
0203	0309	0413	0604	0707	0811	0913	
0204	0310	0502	0605	0710	0812	0914	

Schedule 2 - Tenants who are Affected by this Order:

Aird (MA), John
Allen, Linda
Anne Engbloom, Charlotte
Atcheson, Martina
Babu, Disney
Berthiume, Bradley
Bitonti, Giovanni
Bonovic, Vesna
Boon, Khrista
Bremner, Stevana
Brown, Sandra
Brown, Susan
Bruce, Michael
Burgstaler, Shelby
Charette, Leon
Churchill, Brenda
Cornell, Maygan
Coyle, Maureen
Crumb, Lindsay
Damiao, Thiago
Delauner, Edward
Farina, Bonnie
Ferrari, Kevin
Findlay, Bethany
Findlay, Janie
Fine, Maureen
Fischer, Mike
Fitzpartrick, Sheila
Forget, Marc
Frances Hall, Erin
Frankfurth, Sheila
Gallant, Jeanette
Gamble, Amanda
Gervais, Rose
Giovanny Becerra Monroy, Andres
Girard, Terrance
Hanna, Muaiad
Hargreaves, Nancy
Harry, Sandra
Henderson, Chuck
Hollander, Paula
Husted, Kim
Jimmo, Barry
Kavanaugh, Gary

Kennedy, Amer
Kierans, Hugh
Kim, Youngho
Lanoue, Leo
Lazar, Maria
Leach, Dennis
Letourneau, Gill
Lopez, Gines
Ludscher, Victoria
MacDonald, Tim
Malic, Stefan
Marcinko, Robert
Marmus, Johnny
Mazied, Mahmoud
Miller, Robert
Milne, Melanie
Moldoveanu, Ionut
Moltrassie, Hannah
Mousseau, Elisa
Murray, Erin
Murray, Toni
Myers, Sue
Nickart, Stephen
Nohra, Brad
Northwood, Lee
Pantelimon, Robert
Petrovan, Gheorghe
Polak, Josef
Raghavan, Bhavani
Ramzi, Nadia
Raza Khan, Ahmed
Reid, Stella
Renaud, Stevie
Richard, Guy
Rincon Baret, Eric
Ristovska, Verica
Rogozinski, Michal
Rousseau, Richard
Sauer, Renee
Sauve, Dinie
Seguin, Amanda
Seguin, Denise
Sersen, Christopher
Smith, Gerald

Smith, Jesse
Smith, Terry
Souri, Shirin
Stewart Darbyshire, Peter
Swartz, Michael
Tabash, Gus
Taylor, Susan

Tracey, John
Trothen, Kaili
Vodarek, Carol
Walsh, Clarence
Winch, Dale
Zack, Heidi
Zastavnikov, Savo