



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

File Number: LTB-L-098741-25

In the matter of: 141 Main Street S., Brampton, Ontario, L6Y 1N3

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, Keba Tamara Thomas on behalf of a Tenant Association for the residential complex. 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, Keba Tamara Thomas, 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, Keba Tamara Thomas, did make submissions on this application which were filed on the deadline for Tenant submissions being January 16, 2026.
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.

It is determined that:

3. 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).
4. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.36%. This increase is to be taken in the first year.
5. 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: 0G1, 0G2, 0G4, 101, 104, 108, 209, 211, 212, 309, 312 and 412.
6. The Board received submissions from Keba Thomas. This submission was taken into consideration to the extent we can under the legislation. The Landlord’s reply was also taken into consideration.
7. The first effective date of the rent increase above the guideline is March 1, 2026.

The Landlord’s Right to Apply and Out of Scope Submissions

8. The Tenant, Keba Tamara Thomas, made submissions on matters which, while I understand are important to the Tenant, are not matters which the Act permits me to consider on the hearing of this application. The issues raised by the Tenant which are not relevant to my findings here are as follows:
 - a. The validity of Notice of Rent Increases received by affected Tenants.
 - b. Whether the Landlord undertook capital work or received funding to do capital work which may have impacted on the property value of the residential complex.
 - c. That the Landlord listed the building for sale in 2025.
 - d. Whether the Landlord attempted to qualify for funding through various programs aimed at capital improvements or an affordable rental incentive program.
 - e. Whether the Landlord, in applying for this above guideline increase, has acted “harsh” and “unconscionable.”
9. Although the Tenants may feel it is unjust, the Board is a creature of statute charged with applying the law as written. Section 126 of the Act specifically provides that a Landlord may apply for an AGI for an extraordinary increase in the cost for municipal taxes and charges for the residential complex or any building in which the rental units are located. This application does not contain

any claimed capital expenditures. The Board cannot stop the Landlord from exercising its right to apply for an above guideline rent increase.

It is ordered that:

1. The Landlord may increase the rents charged by 0.36% 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:

141 Main Street S., Brampton, Ontario, L6Y 1N3

0G5	107	204	302	311	407	505
0G6	109	205	303	401	408	506
0G7	110	206	304	402	409	507
102	111	207	305	403	411	508
103	201	208	306	404	501	509
105	202	210	308	405	502	511
106	203	301	310	406	504	512

Schedule 2 - Tenants who are Affected by this Order:

(MA) Malvo, Leon
Allen, Christopher
Allen, Mike
Chippett, Jennifer
Clarke, Marlon
Collins, Veronica
Connell, Laura
Cook, Emily
Crawford, Delroy
Daley, Christopher
Davies, Natasha
Derrett, Micheal
Dogbey, Juliana
Douse, Annitra
Durrant, Monique
Ellalagoda Abeysinghe, Suranjana
Ftaes, Aya
Garnett, Colin
Garza, Sergio
Guymer, Susan
Hickinson, David
Holley, Chris
Howard, Denise
Isela Lara Robledo, Norma
Jennerich Bell, Doris

Jones, Lamanda
Joseph, Keesha
Karimi, Diljam
Kerqeli, Naim
Lang, Herta
LaPorte, Linda
Lyons, Teri
May, Christopher
McFarlane, Lennoy
McLean, Loretta
McRae, Lori
McTarvish, Condia
Murray, Edward
Nash, Dylan
Newton, Katherine
Pletnev, Vladimir
Sandiford, Norissa
Shand, Alton
Small, Tiwana
Sooknanan, Ketih
Steele, Beverly
Thomas, Keba
Villardo, Fructuoso
Zhuravleva, Kristina