



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-003923-25

In the matter of: 2100 Regent Street, Sudbury, Ontario, P3E 4S9

Between: Tribute Properties Inc. Landlord

And

Refer to attached Schedule 2 Tenants

Tribute Properties Inc. (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.

A Case Management Hearing took place by videoconference on February 12, 2026, at 1pm.

The following parties attended the hearing: Landlord's Legal Representative, Jennifer Ricci, Agent of the Landlord, Lauren Mogridge and Tenant(s) from the following rental units: 216, 304, 401, 508, 511 and 512.

The Certificate of Service filed by the Landlord on January 15, 2026, indicates that some rental units listed in the application were not served with the application and notice of hearing. The Board 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 Unit 308.

At the Case Management Hearing the parties agreed to the following:

1. The maximum rent increase above the guideline because of one capital expenditure is 0.75 %. This increase is for the following capital expenditure:
 - a. Elevator modernization.
2. Where the Landlord's application requests an increase of 0.91%, the maximum increase above the guideline for these units is 0.75%. This increase is to be taken in the first year.
3. The useful life for the capital expenditure is 20 years.
4. The first effective date of the rent increase above the guideline is May 1, 2025.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 0.75% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken as follows:
 - a. The Landlord may increase the rents charged by 0.75% within the time period of May 1, 2025, to April 30, 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 365 days of the date of this order.

April 8, 2026
Date Issued

Susan Parsons

Dispute Resolution Officer, 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 Landlord 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 tenant moved in, and if the Landlord has given the Tenant at least 90 days proper Notice of Rent Increase. Any part of the ordered increase that is not taken within the time period specified cannot be added to subsequent rent increases in subsequent time periods.
2. If the Landlord has given the Tenant 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.
3. 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. Refer to Schedule 3 for information about the date and amount of the rent reduction.

4. The annual guideline for 2025 is 2.5% and for 2026 is 2.1%.

Schedule 1 - Units affected by this Order:

002	303
003	304
004	305
005	306
007	307
009	309
103	310
104	311
105	312
106	401
109	402
110	403
112	404
113	406
201	407
203	408
204	409
205	410
207	411
208	412
209	501
212	502
213	503
214	504
215	505
216	506
217	507
218	508
219	509
221	510
222	511
301	512
302	

Schedule 2 - Tenants who are Affected by this Order:

1000080539 Ontario Inc., CIS Property Management	Lapierre, Allan
Anderson, Jean	Larocque, Todd
Barry, Salif	Lawrence, Kyle
Belanger, Nicholas	Leipala, Barbara
Bicak, Kristijan	Lim, Eduardo
Cai, Jianmiao	Lu, Xiaou
Campbell, Roger	Marra, Emily
Cardinal, Lorraine	Mayer, Patricia
Castonguay, David-John	Mayer, Raoul
Chang, Marianella	Minto, Philip
Chicquen, Carmen	Nouri, Amir
Cooper, Martin	Pesukic, Milovan
Corallo, Cheryl Ann	Phillips, Brian
Craig, Helen	Pleuna, Mark
Dang, Daoyuan	Poulin, Joanne
DeafBlind Association Greater Sudbury, Community Living	Proulx, Osias
Drolet, Janita	Rancourt, Louise
Ethier, Jean	Renaud, Robert
Finch, Shirley	Riaz Malik, Sumaira
Fortin, Peter	Ristimaki, Stacey
Herman, Michael	Seguin, Jean
Hillyer, Brent	Seguin, Lois
Holgate, Aileen	Sherlock, George
Huble, Jennifer	Smilovici, Ryan
Huter, Carrolle	Solari, Priscilla
Kari, Lauri	Sun, Yanfang
Kimura, Katsuya	Sunassee, Meenaxshee
Kindrachuck, Patricia	To, Thi Thanh Huyen (Clara)
Laberge, Norm	Uzoukwu, Arinze
Lajeunesse, Fay	Vieira Reuwsaat, Joao Dirk
Lane, Arja	Wang, Ying
Lane, Lisa	Zatloukal, Goldie
	Zhang, Jiaming

Schedule 3 - Rent Reduction related to Capital Expenditures:

A. Date of Rent Reduction

If the Tenant's rent is increased based on capital expenditures during the period 2025 then:

The date of the rent reduction will be the day before:

- the date of the Tenant's first rent increase under this order, plus
- the number of years for the weighted useful life for capital expenditures for the unit (set out in the order).

Example:

If the Tenant's rent was increased on June 1, 2021 and the weighted useful life for capital expenditures is 10 years, then the rent will be reduced on May 31, 2031.

If the Tenant's rent was *not* increased based on capital expenditures during the period 2025 but was increased during the later periods set out in the order then:

The date of the rent reduction will be the day before:

- the First Effective Date of Rent Increase in this order, plus
- the number of years for the weighted useful life for capital expenditures for the unit (set out in the order).

Example:

If the first effective date of increase in this order is April 1, 2021 and the weighted useful life for capital expenditures is 10 years, then the rent will be reduced on March 31, 2031.

B. Amount of Rent Reduction

If the Tenant's rent is increased by the total percentage increase set out in this order then:

The rent must be reduced by the total percentage increase set out in this order for capital expenditures.

If the Tenant's rent is *not* increased by the total percentage increase set out in this order then:

The rent must be reduced by an amount determined in accordance with the prescribed rules which may be equal to or less than the total percentage increase set out in this order for capital expenditures.