



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-094616-24

In the matter of: 365 Kennedy Road South, Brampton, Ontario,
K6W 3H3

Between: Rane Management Landlord

And

Refer to attached Schedule 2 Tenants

Rane Management (the 'Landlord') applied to the Landlord and Tenant Board (LTB) 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 (CMH) by video conferencing was held for this application on February 4, 2026, at 9:00am.

The following parties attended the CMH: Landlord Legal Representative, Ilana Glickman, Paralegal. Tenants in attendance were units 106, 107, 109, 115, 204, 301, 405, 407, 410, 415, 416, 511, 606, 608, 614, 616, 703, 808, 816, 915, 1003, 1007, 1008.

The Certificate of Service filed by the Landlord on January 20, 2026, 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: 203, 302, 308, 312, 417, 701, 702, 706, 710, 716, 809, 810, 817, 916, 1001, 1006 and 1010.

At the Case Management Hearing, the parties agreed to the following claim for capital expenditures:

1. The maximum rent increase above the guideline because of capital expenditures is **4.12%** negotiated increase includes adjustments based on the following capital expenditures:
 - a. Risers; and
 - b. Balconies.
2. Where the landlord requested an increase of 4.61% the maximum increase above the guideline for these units is **4.12%**. This increase will be taken 3.00% in year 1 and 1.12% in year 2.

3. The first effective date of the rent increase above the guideline is March 1, 2025.
4. The weighted useful life for the capital expenditures is 19 years.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 4.12% for 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 3.00% within the time period of March 1, 2025 to February 28, 2026; and
 - b. The Landlord may increase the rents charged by 1.12% 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 90 days of the date of this order.

April 8, 2026
Date Issued

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

C. M. Landon, Hearing Officer,
Landlord and Tenant Board

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 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:

0101	0409	0708
0102	0410	0709
0103	0411	0714
0104	0412	0715
0106	0415	0717
0107	0416	0801
0108	0501	0802
0109	0502	0803
0110	0503	0804
0112	0504	0805
0114	0505	0806
0115	0507	0807
0116	0508	0808
0201	0509	0811
0204	0510	0814
0205	0511	0815
0206	0512	0816
0207	0514	0901
0208	0515	0903
0210	0516	0904
0211	0517	0905
0212	0602	0907
0214	0603	0908
0215	0604	0909
0216	0605	0910
0217	0606	0911
0301	0607	0912
0303	0608	0914
0307	0609	0915
0309	0610	0917
0310	0611	1001
0314	0612	1002
0317	0614	1003
0401	0615	1005
0403	0616	1007
0404	0617	1008
0405	0703	1011
0406	0704	1014
0407	0705	1015
0408	0707	1016

Schedule 2 - Tenants who are Affected by this Order:

Alviani, Shirley	Grimsditch, Richard
Anas, Samir	Grootenboer, Cheryl
Andrews, Gordon	Hagiu, Andreea
Baldeo, Simpson	Hanasena Bahnani, Jameel
Barry, Richard	Haney, Gaytrie
Belanger, Lisa	Hann, Angela
Benz, Helmut	Hann, Jason
Boothman, Fred	Hodgson, Margaret
Brenton, Terri	Hodgson, Robert
Buh, Aamna	Hodgson, Robert
Buhong, Karol	Hogue, Solange
Buhong, Shane	Ing, Emily
Bull, Ethel M.	Jackson-Williams, Debra
Burgos, Ida	Jaffray, Tamara
Burke, Nancy	Jason DeVries, .
Byrne, Margaret	Jose, Burgos
Campbell, Bernard	Khan, Bibi
Carson, Andrew	Konadu, David
Carter, Hopeton	Kulis, Stella
Chappell, Pat	Latcham, Heather
Chaudhary, Razzak	Laureiro, Diego Baudin
Clarke, Danielle	Leveille, Susan
Collins, Ken	Libal Delfrati, Melita M
Crisostomo, Raymond	Lockhart, Charles & Jessie
D'Souza, Acensa	Lucca, Martha
Davis, Julie	Lucca, Rubens
DeFrederico, Jim	Macatangay, Maria Zita
Denomme, Vicky	Macleane, John Scott
Devries, Ralph	Magalona, Mary Louise
Devries, Sheila	Martin, Paul Richard
Dhaliwal, Manpreet	Mauro, Anna Maria
Dixon, Barbara	McCrea, Linda
Dorst, Rebecca	McCurdy, Gwenda
Doyon, Lucilla	McMillan, William
Drepaul, Latchmiwati	Merritt, Kevin
Dunning, Lara	Millichamp, Andrew
Fitzgerald, Alphonsus	Moffat, Christy
Flannagan, Diane	Mohammed, Ansara
Fred, McCallum	Muehlbacher, James
Garbutt, Brian	Muehlbacher, William
Giorgio, Frank	Muehlbacher, Zingra
Greco, Mario	Muehlbacher, Zingra
Greenaway, Deborah	Mylnychuk, Shirley
Grewal, Satwant	Patel, Nirav

Patel, Pallavi
Patel, Shashank
Payne-Majewski, Iris
Pedersen, Bev
Pejhan, Kambiz
Perez, Elizabeth
Pinnock, Angella
Pryma, Jennifer
Quach, Nhi
Ramdhani, Ganesh
Rennick, Dianne
Ribeiro, John
Roberts, Hugh
Rocamorn, Philip
Roque, Wilhelmina
Roy, Annette
Roy, Marc
Rumbolt, Holly
Samaroo, Ramjit
Samaroo, Surujdai
Scott, John R.
Setti, Sandhya
Shamun, Muna
Sheepway, Joan
Sheppard, Joan
Shin, Victoria
Shiukumar, Raywatee
Silva, Stephanie

Simmons, Festina
Simons, Marilyn
Simpson, George
Singh, Amrik
Singh, Jagdesh
Smith, Sharon
STAM, CHARLENE
Tanguay, Brandon
Thirmal, Kalavathydevi
Thirmal, Samynathan
Thompson, Ethna
Thompson, Noel
Till, Bryan
Toma, Nawal Noeal Toma
Triska, Catharine
Tumbaga, Jovelyn
Van Luven, Rick
Verboom, Eddy
Walker, James
Walker, Jason
Webb, Barb
Webb, Francis
Werchonowicz, Susan
Whittaker, Yvette
Williams, Johnny
Willis, Bonita
Witzell, Dianne
Yokhanna, Suhalla

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.