



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-058173-23

In the matter of: 501 Kingston Road, TORONTO, Ontario, M4L 1V7

Between: Akelius Canada Ltd. Landlord

And

Refer to attached Schedule 2 Tenants

Akelius Canada Ltd. (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 17, 2026.

The following parties attended the hearing on behalf of the Landlord: Rachel Mazur (Landlord Representative), Martin Glogge (Landlord Agent) and Jennifer Payne (Landlord Agent).

The following parties attended on behalf of the Tenants: Lawrence Daly (110), Nancy Roy (202), Ticiana Barral (401), Marina Muccillo (404), Jennifer Christie (608), Keyanna Johnson (B3), Chamion Osali Robinson (G1) and Danielle Legault (G5).

The Certificate of Service filed by the Landlord on December 12, 2025, 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 the following units: Unit 103, 106, 108, 201, 210, 303, 402, 406, 407, 408, 502, 601, 604, 609, and 704.

Preliminary Issue:

1. The Landlord has requested that the application be amended to remove Capital Expenditures c to e.

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

2. The maximum rent increase above the guideline because of capital expenditures is 8.00%. This increase is for the following capital expenditures:
 - a. Balcony Restoration; and
 - b. Electrical and Fire Safety Upgrade
 - c. Solar Panels
 - d. Pump Replacement
 - e. Sodding
3. Where the Landlord's application requests an increase of 9.00%, the maximum increase above the guideline for these units is 8.00%. This increase is to be taken as follows: 3.00% in the first year; 3.00% in the second year; and 2.00% in the third year.
4. Where the Landlord's application requests an increase of 5.44%, the maximum increase above the guideline for these units is 4.84%. This increase is to be taken as follows: 3.00% in the first year; and 1.84% in the second year.
5. Where the Landlord's application requests an increase of 5.14%, the maximum increase above the guideline for these units is 4.58%. This increase is to be taken as follows: 3.00% in the first year; and 1.58% in the second year.
6. The weighted useful life for the capital expenditures is as specified on Schedule 3.
7. The first effective date of the rent increase above the guideline is October 1, 2023.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by the percentage increases and within the time periods set out in Schedule 3.
2. The percentage increase set out in Schedule 3 may be taken in addition to the annual guideline in effect on the increase date for the unit.
3. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 12 months of the date of this order.

April 9, 2026
Date Issued

Cheryl Lavoie
Hearings 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.
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 4 for information about the date and amount of the rent reduction.
4. The annual guideline for 2023 is 2.50%, for 2024 is 2.50%, for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

501 Kingston Road, TORONTO, Ontario, M4L 1V7

102	308	606
104	309	607
107	310	608
109	401	610
110	403	701
202	404	702
203	405	703
204	410	B1
206	501	B2
207	503	B3
208	505	G1
209	506	G2
301	507	G3
302	508	G4
304	509	G5
305	510	G6
306	603	G7
307	605	

Schedule 2 - Tenants who are Affected by this Order:

Bailey, Allison
Bertrand, Mackenzie Tathra
Bujari, Edison
Bumburs, Edward
Cannarella, Silvana
Christie, Jennifer
Daly, Lawrence
De Andrade Oliveira Barral, Ticiana
Dibiase, Lea
Dobric, Radmila
Donaldson, Kadeem Jamahl
Edelhofer, Paul Ryan
Ferrio, Jimmy
Forbes, Marion
Hale, Ann
Harrison, Francis
Hrazdira, Alice
Hughes, Jaqueline
Hulin, Julie
Jean-Louis, Marie-Judith
Johnson, Keyanna
Kolesnyk, John
LaBarge, Lynda-Ann
Landry, Renald
Ledd, Brian
Legault, Danielle
Leingruener, Mark

Lewis, Matt
MacDonald Kerr, Sue
MacLean-Wilson, Christina
Mallari, Alex
Marquez Chin, Melissa
McPhee, Margaret W.
Meresie Tekie, Simon
Miller, Allison
Montes, Jahel Antonio
Muccillo, Marina
Mulugeta, Lidya Ashenafi
Noade, Susan
Rapp, Adam
Rivers, Chloe
Robinson, Chamion Osali
Roustazadehpashaki, Masoud
Roy, Nancy
Rubin, Allan
Sherwood, Kevin
Soliz, Jorge
Stroud, Colleen
Tamburano, Angela S.
Valin, Genevieve
Vollum, Maureen
Wheeler, Nancy
Wilson, Cheryl

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is October 1, 2023**

The Landlord may increase the rent charged for the units affected by this order by the total percentages set out below and within the time periods set out below. These percentage increases may be taken in addition to the annual guideline in effect on the increase date for the unit.

Rental Unit Address Name	Period of October 1, 2023 to September 30, 2024		Period of October 1, 2024 to September 30, 2025		Period of October 1, 2025 to September 30, 2026			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
102, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
104, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
107, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
109, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
110, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
202, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
203, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
204, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
206, 501 Kingston Road	3.00%	3.00%	1.84%	1.84%	0.00%	0.00%	15	4.84%
207, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
208, 501 Kingston Road	3.00%	3.00%	1.84%	1.84%	0.00%	0.00%	15	4.84%
209, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
301, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
302, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
304, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
305, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
306, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
307, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
308, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
309, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
310, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
401, 501 Kingston Road	3.00%	3.00%	1.84%	1.84%	0.00%	0.00%	15	4.84%
403, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
404, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
405, 501 Kingston Road	3.00%	3.00%	1.84%	1.84%	0.00%	0.00%	15	4.84%
410, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%

Rental Unit Address Name	Period of October 1, 2023 to September 30, 2024		Period of October 1, 2024 to September 30, 2025		Period of October 1, 2025 to September 30, 2026			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
501, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
503, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
505, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
506, 501 Kingston Road	3.00%	3.00%	1.84%	1.84%	0.00%	0.00%	15	4.84%
507, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
508, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
509, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
510, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
603, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
605, 501 Kingston Road	3.00%	3.00%	1.84%	1.84%	0.00%	0.00%	15	4.84%
606, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
607, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
608, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
610, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
701, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
702, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
703, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
B1, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
B2, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
B3, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
G1, 501 Kingston Road	3.00%	3.00%	1.58%	1.58%	0.00%	0.00%	15	4.58%
G2, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
G3, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
G4, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
G5, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
G6, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%
G7, 501 Kingston Road	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	13	8.00%

Schedule 4 - 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 2023 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 Schedule 3).

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 2023 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 Schedule 3).

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.