



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-017765-24-C

In the matter of: 877 Kennedy Road, Scarborough, Ontario, M1K
2E9

Between: GF II 877 Kennedy Ltd. Landlord

And

Refer to attached Schedule 2 Tenants

GF II 877 Kennedy 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 April 7, 2026

The following parties attended the hearing: The Landlord's legal representative, Paul Cappa, the Landlord's Director of Energy Management, Greg Wills, the Landlord's Director of Residential Operations, Ashley Archer, the Landlord's Senior Coordinator, Gaurav Jagtap, the Landlord's Coordinator, William Wang, the Landlord's Vice President of Cap X, Bart Bortkiewicz, the Landlord's Director of Operations, Charu Raheja, and the Landlord's Resident Manager, Ela Nacanaynay. Tenants of the following units were also present or represented at the hearing: Units 102, 108, 207, 301, 304, 306, and 307. Tenants of units 304 and 307 left the hearing before the matter had concluded.

The Certificate of Service filed by the Landlord on March 2, 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 the following units: 104, 107, 201, 302, 406, and 407.

The Tenant of unit 306 withdrew from the Case Management Hearing proceeding and decided they wanted a hearing to consider the merits of the application. As such, this Tenant is no longer a participant in the Case Management Hearing proceeding and is not party to this Consent Order. A Merits Hearing for this Tenant will be scheduled for a future date and only the Landlord and the Tenant of unit 306 will receive copies of the Notice of Hearing and the Order arising from the Merits Hearing.

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

1. The Landlord's request to amend the application to add a grant in the amount of \$2,917.54 to Capital Expenditure #3 is accepted.
2. The Landlord agrees to waive all above-guideline rent increase amounts owed by the Tenants pursuant to this order for the period of June 1, 2024, up to and including May 31, 2026.
3. The maximum rent increase above the guideline because of capital expenditures is 4.21%. This increase is for the following capital expenditures:
 - a. Building Envelope and Coating;
 - b. Control Entry and Security Upgrades; and
 - c. Boiler and DHW Replacement.
4. The maximum increase above the guideline is 4.21%, as claimed in the Landlord's amended application. This increase is to be taken as follows: 3.00% in the first year; and 1.21% in the second year.
5. The weighted useful life for the capital expenditures is 15 years.
6. The first effective date of the rent increase above the guideline is June 1, 2024.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 4.21% 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 3.00% within the time period of June 1, 2024 to May 31, 2025; and
 - b. The Landlord may increase the rents charged by 1.21% within the time period of June 1, 2025 to May 31, 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 shall waive all above-guideline rent increase amounts owed by the Tenants pursuant to paragraph 2 for the period of June 1, 2024, up to and including May 31, 2026.

5. 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 9, 2026
Date Issued

Sandra Sabourin
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 2024 is 2.50%, for 2025 is 2.50%, and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

877 Kennedy Road, Scarborough, Ontario, M1K 2E9

102
103
105
106
108
109
202
203
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206
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301
303
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308
401
402
403
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408

Schedule 2 - Tenants who are Affected by this Order:

Arvanitis, Gus
Arvanitis, Norma
Baptiste, Kia
Choiniere, Stephanie
Daley, Kimberly
Dick, Dara
Dominic, Elizabeth
Drouin, Gilles
Franses, Mariana
Gonzales, Emerisa
Gonzales, Jamie
Guzman, Mayra
Hagi-Ahmed, Nuradin
Halpern, Howard
Heffernan, Gail
Khaled, Babur
Korosec, Marijan

Lambert, Kevin
Martin, Jennifer
Martin, Taylor
Matan, Mohamed
Power, Catherine
Reuel, Dennis Charles
Richards, Robert
Riley, Brenda
Riley, Heather
Riley, Joshua
Smith, Diana
Smith, Terrie
Sokolov, Mario
Taylor, Donald
Tenant,
Thorpe, Owino
Ullah, Sumana

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 2024 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 2024 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.