



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-097590-23

In the matter of: 2 Grove Street East, Barrie, Ontario, L4M 2N5

Between: Sterling Karamar Property Management Landlord

And

Refer to attached Schedule 2 Tenants

Sterling Karamar Property Management (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 4, 2026. The following parties attended the hearing: For the Landlord – Landlord Representatives: Paul Cappa, Kiel Baker, June Purres, and Landlord Agent, Property Manager Jeff Gilbert.

For the Tenants – Tenant Representative Nicole Fazzari representing Units 11, 12, 13, 14, 16, 17, 18, 22, 23, 24, 25, 26, 28, 31, 32, 33, 34, 35, 36, 38, 43, 48

The Tenants from Unit 11, 14, 16, 24, 28, 32, 33, 38, 47.

The Certificate of Service filed by the Landlord on January 9, 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: Units 21, 27, 37, 41, 42, 44, 45.

The Certificate of Service filed by the Landlord on January 9, 2026, indicates that some Tenants listed in the application were not served with the application and notice of hearing. The Board shall therefore amend the application by removing the Tenants as parties. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to the following Tenants: Tenant A of unit 26.

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

1. Fuse Property Management is added as a party to the application.

2. The maximum rent increase above the guideline because of capital expenditures is 3.95%. This increase is for the following capital expenditures:
 - a. Make Up Air System Replacement; and
 - b. Roof Replacement
3. The maximum rent increase above the guideline because of capital expenditures is 6.00%. This increase is for the following capital expenditures:
 - a. Make Up Air System Replacement; and
 - b. Roof Replacement
4. Where the Landlord's application requests an increase of 4.27%, the maximum increase above the guideline for these units is 3.95%. This increase is to be taken as follows: 3.00% in the first year, and 0.95% in the second year.
5. Where the Landlord's application requests an increase of 6.49%, the maximum increase above the guideline for these units is 6.00%. This increase is to be taken as follows: 3.00% in the first year, and 3.00% 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 March 1, 2024.

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 120 days of the date of this order.

April 9, 2026

Date Issued

Helen Giannini

Helen Giannini

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 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 4 for information about the date and amount of the rent reduction.
4. The annual guideline for 2026 is 2.1%. On or before August 31st of each year, the government will announce the guideline for the following year.

Schedule 1 - Units affected by this Order:

2 Grove Street East, Barrie, Ontario, L4M 2N5

11
12
13
14
16
17
18
22
23
24
25
26
28
31
32
33
34
35
36
38
43
46
47
48

Schedule 2 - Tenants who are Affected by this Order:

Coles, James
Coles, Joyce
Dent, Joshua
Forsman, Alicia
Ganesh, Viji
Harnden, Linda
Harnden, Ralph
Henderson, Mark
Hofman, Lynda
Hogan, John
Jolly, James
King, Cody
Macarthur, Barbara
Macarthur, Carole
Marion, Sandra
Mcalinden, Jean
Nasato, Patricia
Nixon-Jolly, Crystal
Perry, Gordon
Pitman, Lisa
Racippo, Jacquie
Reithmeier, Jessica
Robinson, Gerald
Thompson, Chris
Tomiyoshi, Kahori
Tulloch, Dorothy
Varadharajan, Rishi Kesan
White, Andrew
White, James
White, Therese
Williams, Catherine Louise
Williams, Thomas
Woolf, Taylor
Wright, Gregory

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is March 1, 2024**

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 March 1, 2024 to February 28, 2025		Period of March 1, 2025 to February 28, 2026			
	% 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
11, 2 Grove Street East	3.00%	3.00%	3.00%	3.00%	17	6.00%
12, 2 Grove Street East	3.00%	3.00%	3.00%	3.00%	17	6.00%
13, 2 Grove Street East	3.00%	3.00%	3.00%	3.00%	17	6.00%
14, 2 Grove Street East	3.00%	3.00%	3.00%	3.00%	17	6.00%
16, 2 Grove Street East	3.00%	3.00%	3.00%	3.00%	17	6.00%
17, 2 Grove Street East	3.00%	3.00%	3.00%	3.00%	17	6.00%
18, 2 Grove Street East	3.00%	3.00%	0.95%	0.95%	15	3.95%
22, 2 Grove Street East	3.00%	3.00%	3.00%	3.00%	17	6.00%
23, 2 Grove Street East	3.00%	3.00%	0.95%	0.95%	15	3.95%
24, 2 Grove Street East	3.00%	3.00%	3.00%	3.00%	17	6.00%
25, 2 Grove Street East	3.00%	3.00%	3.00%	3.00%	17	6.00%
26, 2 Grove Street East	3.00%	3.00%	3.00%	3.00%	17	6.00%
28, 2 Grove Street East	3.00%	3.00%	3.00%	3.00%	17	6.00%
31, 2 Grove Street East	3.00%	3.00%	3.00%	3.00%	17	6.00%
32, 2 Grove Street East	3.00%	3.00%	3.00%	3.00%	17	6.00%
33, 2 Grove Street East	3.00%	3.00%	3.00%	3.00%	17	6.00%
34, 2 Grove Street East	3.00%	3.00%	3.00%	3.00%	17	6.00%
35, 2 Grove Street East	3.00%	3.00%	3.00%	3.00%	17	6.00%
36, 2 Grove Street East	3.00%	3.00%	3.00%	3.00%	17	6.00%
38, 2 Grove Street East	3.00%	3.00%	3.00%	3.00%	17	6.00%
43, 2 Grove Street East	3.00%	3.00%	3.00%	3.00%	17	6.00%
46, 2 Grove Street East	3.00%	3.00%	3.00%	3.00%	17	6.00%
47, 2 Grove Street East	3.00%	3.00%	3.00%	3.00%	17	6.00%
48, 2 Grove Street East	3.00%	3.00%	3.00%	3.00%	17	6.00%

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 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 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 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 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.