



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-000453-24

In the matter of: 665 Roselawn Avenue, Toronto, Ontario, M5N
1L1

Between: Hazelview Properties Landlord

And

Refer to attached Schedule 2 Tenants

Hazelview Properties (the 'Landlord') filed an L5 application 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.

The application was heard by videoconference on February 23, 2026, on VC line 159.

The following parties attended the Case Management Hearing: The Landlord's Legal Representative at the hearing was David Lyman who attended with the Landlord's Agents Teresa Velasquez, Sanon Miah, and Wayne Gardner. Many Tenants attended.

The Certificate of Service filed by the Landlord on January 29, 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 28 units: 103, 108, 112, 114, 118, 201, 203, 207, 210, 211, 215, 303, 305, 307, 309, 314, 315, 317, 318, 415, 417, 418, 508, 509, 511, 512, 515, and 411 which was added on consent at the Case Management Hearing. This order for a rent increase above the guideline under section 126 of the Act also does not apply to the Tenant Efrat HersHKovitz in unit 517.

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

1. The Landlord justified a rent increase above the guideline because of capital expenditures.
2. The maximum rent increase above the guideline because of a capital expenditures is 2.55%. The Landlord's application is for the following capital expenditures:
 - a. Roof Replacement;
 - b. Boiler Room Waterproofing;
 - c. Boiler Repairs;
 - d. DHW Storage Tanks; and

- e. Electrical Panels and Disconnect Switches.
3. The Landlord agreed to remove the Garbage Corral as a capital expenditure item from the application as it was included on the application in error.
 4. Where the Landlord's application requests an increase of 3.14%, the maximum increase above the guideline is 2.55%. This increase is to be taken as follows: 2.55% in the first year.
 5. Where the Landlord's application requests an increase of 0.77%, the maximum increase above the guideline is 0.63%. This increase is to be taken as follows: 0.63% in the first year.
 6. Where the Landlord's application requests an increase of 0.34%, the maximum increase above the guideline is 0.28%. This increase is to be taken as follows: 0.28% in the first year.
 7. The weighted useful life for the capital expenditures is as noted in Schedule 3.
 8. The first effective date of the rent increase above the guideline is April 1, 2024.
 9. 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.

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

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

Chris Jackson
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 4 for information about the date and amount of the rent reduction.
4. The annual guideline for 2024 is 2.5% and for 2025 is 2.5%.

Schedule 1 - Units affected by this Order:

101	312
102	316
104	401
106	403
107	404
109	405
110	407
111	408
115	409
116	410
202	412
204	414
205	416
206	501
208	502
209	503
212	504
214	505
216	506
217	507
218	510
301	514
302	516
304	517
306	518
308	PH-01
310	PH-02
311	

Schedule 2 - Tenants who are Affected by this Order:

Alexopoulos, Georgia	Liton, Rodrigo
Allen, Sheldon	Magno, Freddie
Altman, Jeffrey	Manzano, Valentina
Antheunis, Wilfried	Margers, Wallen
Banaag, Marvic	Mascarenhas, Petrina
Bayer, Assel	Mawirat, Venus
Bead, Penny	Medrano, Rosalie
Cadiente, Audrey Nicola	Melnick, Michael
Cadiente, Rodolfo	Melo, Danillo
Calimlim, Ruby	Myers, Janet
Chikwanha, Loraine	Nathaniel, Marius
Chikwanha, Marcia	Perez, Yeimy Vanessa Guerrero
Correa, Herminia	Pierre, Norma
Cruz, Rogelio	Ramos, Lydia
David, Michael	Revinskaya, Tatiana
DSouza, Nichel	Ribeiro, Thiago
Featherston, Guillermo	Risa, Annette
Friedman, David	Russman, Rhonda
Furie, Nadav	Sayidina, Aisha
Galiza, Remy	Schaeffer, Elizabeth
Gao, Fei (Faye)	Schermann, Goldie
Gasperis, Carla De	Semu, Innocent
Godier, Laura	Shechtman, Liran
Goody, Ruby	Sikic, Melita
Guxo, Marjeta	Soe, Oak
Johnson, Sabrina	Somawardhana, Gamini
Johnson, Windel	Song, Michael
Karaiskakis, Susie	Stein, Gilda
Kent, Eka	Tamayo, Salome
Kiondo, Pauline	Teeger, Michael
Kong, Fanrong (Frank)	Uy, Christine
Kuternin, Andrew	Uy, Reynaldo
Kuternina, Julia	Wolfson, Rhonda
Kuternina, Svetlana	Yakovleva, Yelena
Linn, Rupa	

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is April 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.

For the period April 1, 2024 to March 31, 2025				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
101, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
102, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
104, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
106, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
107, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
109, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
110, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
111, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
115, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
116, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
202, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
204, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
205, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
206, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
208, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
209, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
212, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
214, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
216, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
217, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
218, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
301, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
302, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
304, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
306, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
308, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
310, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
311, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%

For the period April 1, 2024 to March 31, 2025				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
312, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
316, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
401, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
403, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
404, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
405, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
407, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
408, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
409, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
410, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
412, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
414, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
416, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
501, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
502, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
503, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
504, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
505, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
506, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
507, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
510, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
514, 665 Roselawn Avenue	0.63%	0.63%	16	0.63%
516, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
517, 665 Roselawn Avenue	0.28%	0.28%	15	0.28%
518, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
PH-01, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%
PH-02, 665 Roselawn Avenue	2.55%	2.55%	15	2.55%

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.