



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-057820-23

In the matter of: 131 Maxwell Street, Sarnia, Ontario, N7T 7N9

Between: Skyline Living Landlord

and

Refer to attached Schedule 2 Tenants

Skyline Living (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 was held by videoconference on March 2, 2026. The following parties attended the hearing: the Landlord's Agents Lauren Hamilton and Julia Wallace, the Landlord's Legal Representative Rachel Mazur, several Tenants and the Tenants' Legal Representative Raven McCall.

The Certificate of Service filed by the Landlord on January 27, 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 unit: 408.

Parties reached an agreement and requested an order on consent to resolve the application.

The parties agreed that:

1. The maximum rent increase above the guideline because of capital expenditures is 7.00%. This increase is for the following capital expenditures:
 - a. Elevator Modernization;
 - b. Balcony Restoration;
 - c. Heating & Domestic Hot Water Boilers;
 - d. Garage Restoration; and
 - e. Make-Up Air Unit Replacement.
2. Where the Landlord's application requests an increase of 7.99%, the maximum increase above the guideline for these units is 7.00%. This increase is to be

taken as follows: 3.00% in the first year and 3.00% in the second year and 1.00% in the third year.

3. Where the Landlord's application requests an increase of 4.18%, the maximum increase above the guideline for these units is 3.68%. This increase is to be taken as follows: 3.00% in the first year and 0.68% in the second year.
4. Where the Landlord's application requests an increase of 2.78%, the maximum increase above the guideline for these units is 2.45%. This increase is to be taken in the first year.
5. Where the Landlord's application requests an increase of 0.30%, the maximum increase above the guideline for these units is 0.26%. This increase is to be taken in the first 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 September 1, 2023.

On consent of the parties, it is ordered that:

1. The Landlords 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 Landlords or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 180 days of the date of this order.

April 9, 2026
Date Issued

Lindsay Phomin
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 2.5%, for 2024 is 2.5%, for 2025 is 2.5% and for 2026 is 2.1%.

Schedule 1 - Units affected by this Order:

200	608	1004
201	609	1005
209	700	1006
300	701	1007
301	702	1008
302	703	1009
303	704	1100
304	706	1101
305	707	1102
307	708	1103
309	709	1104
400	800	1105
401	802	1106
402	803	1107
403	804	1109
404	805	1200
405	806	1201
406	807	1202
407	808	1203
409	809	1204
501	900	1205
502	901	1206
503	902	1207
504	903	1208
505	904	1209
506	905	PH02
507	906	PH04
508	907	PH05
509	908	PH06
601	909	PH07
604	1000	PH08
605	1001	PH09
606	1003	PH10

Schedule 2 - Tenants who are Affected by this Order:

Adagbor, Wokeyim
Amiri Far, Amirhossein
Benacka, Mary
Binny, Rahul
Brander, Sandra
Brooks, Towana
Brown, Margaret
Bruni, Mario
Butler, Sheila Rose
Calvert, Cherie
Carpenter, Lori
Caswill, Benjamin
Chipman, Robert
Chipman, Ruby
Chukwureh, Obinna
Cloutier, Chantele
Connors, Joanne
Cook, Warren
Cyr, Normand
Dale, Lois
Davis, Patricia
Dearing, Robert
Dearing, Sharon
Demaat, Mark
Desjarlais, Yvonne
Doyle, Christine
Dufault, Darcie
Dunham, Ryan
Edginton, Rebecca Simone
Edwards, Ken
Fletcher, Audrey
Fletcher, Richard
Floto, Sandra
Fraser, Bill
Gilman, Teri
Glassco, Kenneth
Gobits, William
Green, Austin
Green, Belinda
Griffiths, Paul
Guidi, Giuliano
Hall, Tim
Haskell, Lorne
Heynen, Joyce

Holmes, Donald
Hutcherson, Reginald
Igbasanmi, Olusegun
Jacques-Hawco, Emily
Jennings, Joanna
Jordan, Jane
Jordan, Kenneth
Last, Peter
Lawhorn, Frank
Lawhorn, Patricia
LeBrasceur, Kerry
Lennox, Stephen
Le-Pincott, Hoang
Lindsay, Jerome
Luces, Francisco
Ludanyi, Suzanna
Martin, Barrie
Martin, Shirley
Maw, Dale
McCormick, Brendan
McCormick, Cathryn
McManus, Shelley
McNally, Lori
McNeil, Scott
McPhee, Allan
McQuillin, Donna
Montepeque, Jose
Moore-Goodall, Kyra Paige
Moran-Venegas, Monica
Morrison, Linda
Muir, Stephen
Munday, Brad
Munday, Lyn
Parkinson, Barbara
Patel, Helly
Phillips, Patricia
Phippen, Mary Lou
Plaine, Travis
Pullman, Vince
Randall, Collin Howard
Robinson, Colleen
Robinson, Stephen
Ryan-Moxley, Heather
Sabourin, Luc

Sacerty, Robert
Samad, Denzil
Sammut, Katelynn
Santavy, Boady
Santavy, Noah
Scarrow, Marcus
Simpson, Cheryl
Smith, Ruth
Sneddon, Jim
Stevens, Cameron
Stevens, Jeff
Storey, Marilyn
Struck, John
Struck, Sheila
Symes, Sandra
Taylor, Alexander
Thanthavongsa, Seng
Tius, Sandra
Todd, Marie
Trottier, Roger
Trottier, Shirley
Valleau, Tim
Van Belois, Alex
VanRuymbeke, Carol
Viselli, Chelsea
Wilde, Cassidy
Wilson, Shelley
Wilson, Taylor
Wraith, Krystle
Wright, Liam
Zago, Chelsea
Zimmer, Laura

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

For the period September 1, 2023 to August 31, 2024			September 1, 2024 to August 31, 2025		September 1, 2025 to August 31, 2026			
Rental Unit Address Name	% 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
200, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
201, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
209, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
300, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
301, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
302, 131 Maxwell Street	2.45%	2.45%	0.00%	0.00%	0.00%	0.00%	13	2.45%
303, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
304, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
305, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
307, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
309, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
400, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
401, 131 Maxwell Street	3.00%	3.00%	0.68%	0.68%	0.00%	0.00%	13	3.68%
402, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
403, 131 Maxwell Street	2.45%	2.45%	0.00%	0.00%	0.00%	0.00%	13	2.45%
404, 131 Maxwell Street	3.00%	3.00%	0.68%	0.68%	0.00%	0.00%	13	3.68%
405, 131 Maxwell Street	0.26%	0.26%	0.00%	0.00%	0.00%	0.00%	20	0.26%
406, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%

For the period September 1, 2023 to August 31, 2024			September 1, 2024 to August 31, 2025		September 1, 2025 to August 31, 2026			
Rental Unit Address Name	% 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
407, 131 Maxwell Street	3.00%	3.00%	0.68%	0.68%	0.00%	0.00%	13	3.68%
409, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
501, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
502, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
503, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
504, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
505, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
506, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
507, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
508, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
509, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
601, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
604, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
605, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
606, 131 Maxwell Street	2.45%	2.45%	0.00%	0.00%	0.00%	0.00%	13	2.45%
608, 131 Maxwell Street	0.26%	0.26%	0.00%	0.00%	0.00%	0.00%	20	0.26%
609, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
700, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
701, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
702, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
703, 131 Maxwell Street	0.26%	0.26%	0.00%	0.00%	0.00%	0.00%	20	0.26%
704, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
706, 131 Maxwell Street	0.26%	0.26%	0.00%	0.00%	0.00%	0.00%	20	0.26%

For the period September 1, 2023 to August 31, 2024			September 1, 2024 to August 31, 2025		September 1, 2025 to August 31, 2026			
Rental Unit Address Name	% 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
707, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
708, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
709, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
800, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
802, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
803, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
804, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
805, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
806, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
807, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
808, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
809, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
900, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
901, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
902, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
903, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
904, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
905, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
906, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
907, 131 Maxwell Street	2.45%	2.45%	0.00%	0.00%	0.00%	0.00%	13	2.45%
908, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
909, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
1000, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%

For the period September 1, 2023 to August 31, 2024			September 1, 2024 to August 31, 2025		September 1, 2025 to August 31, 2026			
Rental Unit Address Name	% 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
1001, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
1003, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
1004, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
1005, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
1006, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
1007, 131 Maxwell Street	3.00%	3.00%	0.68%	0.68%	0.00%	0.00%	13	3.68%
1008, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
1009, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
1100, 131 Maxwell Street	3.00%	3.00%	0.68%	0.68%	0.00%	0.00%	13	3.68%
1101, 131 Maxwell Street	3.00%	3.00%	0.68%	0.68%	0.00%	0.00%	13	3.68%
1102, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
1103, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
1104, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
1105, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
1106, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
1107, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
1109, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
1200, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
1201, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
1202, 131 Maxwell Street	3.00%	3.00%	0.68%	0.68%	0.00%	0.00%	13	3.68%
1203, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
1204, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
1205, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%

For the period September 1, 2023 to August 31, 2024			September 1, 2024 to August 31, 2025		September 1, 2025 to August 31, 2026			
Rental Unit Address Name	% 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
1206, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
1207, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
1208, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
1209, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
PH02, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
PH04, 131 Maxwell Street	3.00%	3.00%	0.68%	0.68%	0.00%	0.00%	13	3.68%
PH05, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
PH06, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
PH07, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
PH08, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
PH09, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
PH10, 131 Maxwell Street	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%

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.