Order under Section 126
Residential Tenancies Act, 2006

File Number: LTB-L-058076-23

In the matter of: 3111 Eglinton Avenue East, Toronto, Ontario, M1J 2G4

Between: Siteline (3111 Eglinton) Inc. Landlord

And

Refer to attached Schedule 2 Tenants

Siteline (3111 Eglington) Inc. (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 24, 2026.
The following parties attended the hearing:
Landlord Agents – Elly Khalili, Lesly Herrera, and Landlord Representative Heather Waese.
Tenants from Units: 101, 104, 201, 205, 207, 209, 210, 211, 303, 304, 306, 307, 309, 310, 404, 409, 410, 411, 505, 507, 508, 510, 512, 605, 607, 609, 611 and 612.

The Certificate of Service filed by the Landlord on February 24, 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: 102, 105, 202, 203, 204, 206, 208, 302, 401, 406, 407, 501, 506, 509, 511 and 603.

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

1. The maximum rent increase above the guideline because of capital expenditures is 1.30%. This increase is for the following capital expenditures:
   a. Common Area; and
   b. Security System.

2. Where the Landlord’s application requests an increase of 1.47%, the maximum increase above the guideline for these units is 1.30%. This increase is to be taken in the first year.

3. Where the Landlord’s application requests an increase of 1.71%, the maximum increase above the guideline for these units is 1.30%. This increase is to be taken in the first year The weighted useful life for the capital expenditures is 12 years.

4. 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 1.30% 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 1.30% within the time period of October 1, 2023, to September 30, 2024.
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 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

Helen Giannini

Helen Giannini
Dispute Resolution 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 3 for information about the date and amount of the rent reduction.

4. The annual guideline for 2023 is 2.5% and for 2024 is 2.5%.

Schedule 1 - Units affected by this Order:

101	405
104	408
106	409
107	410
108	411
201	412
205	502
207	503
209	504
210	505
211	507
212	508
301	510
303	512
304	601
306	602
307	604
309	605
310	606
311	607
312	609
402	610
403	611
404	612

Schedule 2 - Tenants who are Affected by this Order:

Abebe, Manalen
Acosta, Lila
Adekanmbi, Taslim
Alemayehu, Gabi
Anwar, Lina
Asowata, Augustina
Banton, Renee
Blake, Megan
Bridjlall, Deodat
Budhram, Pooran
Colbourne, Goldie
Drysdale, Elizabeth
Forte, Sasha
Frazer, Renee
Gallant, Yvonne
Gannie, Farisha
Glen, Rochelle
Green, Justin
Hafeez, Afeef Ahmad
Hardayal, Kuntie
Hatch-Merrett, Jaimie
Hill, Arron
Houston, Michelle
Keats, Florence
King, Lori
King, Mary
King, Virginia
Kissoon, Prenaure
Kotelesne, Krisztina-Varga
Mabiala, Berenice
Mais, Cassandra
Majemite, Rita
Merrett, Frank
Moore, Pauline
Pace, Lloyd
Pertab, Pertab
Pope, Patsy
Raynsford, Colleen
Richards, Novlette
Ryan, Sherry
Saba, Norma
Sargent, Jacqueline
Sattaur, Yasmin
Subramanian, Senthil Raja
Sukhdeo, Vijay
Swartz, Matthew
Welcome, Hanife
Yusuf, Asia Omar

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 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 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 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 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.