



**Order under Section 126
Residential Tenancies Act, 2006**

File Number: LTB-L-043524-25

In the matter of: 1203, 1205, 1207, 1209 and 1211 Huron Street,
London, Ontario, N5Y 4L1

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.

This application was resolved by written hearing. The Board received submissions from Tenant, Apolinar Nagera. The Landlord replied to the Tenant.

It is determined that:

Municipal Taxes and Charges

1. The Landlord justified a rent increase above the guideline because of an extraordinary increase in the municipal taxes and charges. I find that the increase in the municipal taxes and charges is "extraordinary" because the percentage increase between the reference year and the base year is greater than the guideline rent increase plus 50% of the guideline (section 28 of O. Reg. 516/06).
2. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.47%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on November 18, 2025, 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 units: 208 and 209 at 1203 Huron Street, 104, 106, 206, 208, 209 and 210 at 1205

Huron Street, 106, 201, 206, 207 and 310 at 1207 Huron Street, 110, 204, 210, 304 and 305 at 1211 Huron Street.

4. The first effective date of the rent increase above the guideline is September 1, 2025.

The Landlord's Right to Apply and Out of Scope Submissions

5. The Tenant, Apolinar Nagera, made submissions on matters which, while I understand are important to the Tenant, are not matters which the Act permits me to consider on the hearing of this application. The issues raised by the Tenant which are not relevant to my findings here are as follows:
 - a. A lack of recreational amenities at the residential complex such as gyms, or a playground.
 - b. That the police were called to deal with a neighbouring Unit where there was an incident and that the Tenant has concerns for their safety.
 - c. That the building management responded in a non-respectful way to the Tenant's son when the son inquired about a package they did not receive.
 - d. That there is no security at the residential complex.
 - e. That the Tenant was given a parking spot that they later discovered was being paid for by another Tenant.
6. Although the Tenants may feel it is unjust, the Board is a creature of statute charged with applying the law as written. Section 126 of the Act specifically provides that a Landlord may apply for an AGI for an extraordinary increase in the cost for municipal taxes and charges for the residential complex or any building in which the rental units are located. The Board cannot stop the Landlord from exercising its right to apply for an above guideline rent increase.

Maintenance

7. The Tenant, Apolinar Nagera, submits that they experienced a non-functioning buzzer code which took a long time to be fixed.
8. Subsection 126(12) of the Act refers to serious, ongoing breaches of the Landlord's maintenance obligations. I am not satisfied that maintenance issue raised by the Tenant, even if they remain outstanding, would rise to the level of a serious breach of the Landlord's maintenance obligation. A disrepair problem that is not "serious" as that term is used under the Act is not relevant to these proceedings. However, the Tenant(s) is entitled to file their own applications at the Board in respect of these issues.

Financial Hardship

9. The Tenant, Apolinar Nagera, submits that they have had previous guideline increases but do not think they could afford much more.

10. In respect to the Tenant's submission of financial hardship, the Act does not provide the Board with the authority to consider the financial impact on the tenants of an above guideline increase when determining whether a landlord's above guideline increase application should be granted or denied.
11. Pursuant to subsection 205(2) of the Act, given that this order will issue more than three months after the first effective date of the above guideline rent increase herein, I am permitting the Tenant, Apolinar Nagera, to pay any amounts owing to the date of the order in 4 monthly installments starting 30 days from the issuance date of this Order.
12. As always, if the Landlord is amenable to a longer repayment plan for those Tenants facing financial hardship that remains within the Landlord's discretion.

It is ordered that:

1. The Landlord may increase the rents charged by 0.47% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken within the time period of September 1, 2025, to August 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 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.
5. The Tenant, Apolinar Nagera, shall pay any amount owing to the Landlord as a result of this order in 4 monthly installments, beginning 30 days from the issuance date of this Order.
6. For all other Tenants, they shall pay to the Landlord any sum of money that is owed as a result of this order within 60 days of the date of this order.

April 13, 2026
Date Issued

Luciella Longo
Member, 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 Landlords 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 Tenants moved in, and if the Landlords have given the Tenants at least 90 days proper Notice of Rent Increase.
2. If the Landlords have given a Notice of Rent Increase for a rent increase that is less than the ordered increase, the Landlords may only take the rent increase set out in the Notice.
3. The annual guideline for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

1203 Huron Street, London, Ontario, N5Y 4L1

101	105	110	204	210	304	308
102	106	201	205	301	305	309
103	107	202	206	302	306	310
104	109	203	207	303	307	

1205 Huron Street, London, Ontario, N5Y 4L1

101	105	110	203	207	303	306	309
102	107	201	204	301	304	307	310
103	109	202	205	302	305	308	

1207 Huron Street, London, Ontario, N5Y 4L1

101	104	109	203	208	301	304	307
102	105	110	204	209	302	305	308
103	107	202	205	210	303	306	309

1209 Huron Street, London, Ontario, N5Y 4L1

101	105	110	204	208	302	306	310
102	106	201	205	209	303	307	
103	107	202	206	210	304	308	
104	109	203	207	301	305	309	

1211 Huron Street, London, Ontario, N5Y 4L1

101	104	107	202	206	209	303	308
102	105	109	203	207	301	306	309
103	106	201	205	208	302	307	310

Schedule 2 - Tenants who are Affected by this Order:

Agar, Kirk	Foulds, Derek	Lunn, Rebecca
Alderton, Edward	French, Stacey	Lunn, Tessa
Allong, Kimberly	Frunze, Maryna	Maier, Larry
Anto, Aby	Gallway, Bev	Mak, Sin
Arbogast, Nancy	Garnet, Trenton	Mason, Donald Perry
Asfaha, Yordanos	Giffen, Colin	Matoka, Felicite
Andeberhan	Grant, Stephanie	Maya Rai, Tirtha
Azimy, Mohammad	Grimster, Jeffrey	Maynard, Ken
Baby, Sunil	Hamacher, Daniel	McBride, Kathy
Balachandran, Nikil	Harris, Elizabeth	McBride, Mark
Barat, Jessica	Harrison, Drew	McIntosh, Joanne
Beauchamp, Alex	Hearn, Daylan	McNaughton, Jeremy
Bhai-Kakule, Dilou	Henry, Laura	McNeill (ARM), Susan
Bhujel, Harka	Holden, Ryan	Menachery Eldho, Prashob
Bhujel, Tek	Horlova, Yuliia	Molina, Antonia
Biswa, Dew Maya	John, Niva	Mondesir, Berette
Biswa, Santa Bahadur	Jose, Dona	Mondesir, Rony
Biswa, Tika	Kachhadiya, Ajendra	Mor, Shivani
Bityo, Orcheil	Kami, Dilla Maya	Mulholland, Nancy
Bonfrere, Maria	Kami, Khadga Bahadur	Munar, Teodoro
Brewe, Jeffery	Karra, Blessy	Munar, Virgie
Brown, James	Kaur, Bhupinder	Murthy (RM), Pavithra
Bryson, Natasha	Kechego, Karen	Krishna
Budantsev, Kateryna	Ketchens, Leesa	Nabiyev, Rasim
Budantsev, Maksym	Kgoteng, Kgato	Nagera, Apolinar
Burru, Joyce	Khadka, Bibas	Nasser, Adel
Calabdan, Democrito	Kharchenko, Oleksadr	Nicolaidis, Matthew Michael
Constantino	Kichenham, Angel	OFFICE, SKYLINE
Calabdan, Kharl Lorraien	Kilbourne (CLN), Shawna	Omana, Rahul
Cameron, Ronald	Kolusu, Eswar Kumar	Orr, Joshua
Carino, Elthon John	Krueger, Ronnie	Osborne, Anastasia La-
Carruthers, Michael	Lacsina, Alexa	Teshia
Connolly, Kevin	Lacsina, Axl Winston	Paje, Garry
Cook, David	Laframboise, Murdie	Paje, Razzel
Daniels, Wendy	Langlois, Raymond	Parachin, Lana
Dann, Ryan	Lapier, Mary	Parmar, Priyaanshu
De Koster, Kayla	Lattibeaudiere, Sheila	Parussini, Brandon
Desrosiers, Leigh Anne	Lau, Kai Sing	Parussini, Kayla
Dias, Holden	Lehman, Tara	Patil, Devendra
Dikshita, Dikshita	Lewis, Mikhail	Paudel, Sagar
Dufour, Constance (Connie)	Lonsdale, Barbara	Paulding, Les
Fatokun, Abdulfatal	Lonsdale, Greg	Paulding, Richelle
Fatokun, Taiwo	Lowey, Brittney-Lee	Peach, Leslie
Figueredo (CLN), Lisnay	Lunn, Heidi	Pelletier, Robert

Petker, Patricia
Philip, Stephy
Pinzon, Alejandro
Premrl, Abagayle
Quijano, Darwin
Quillman, Rodney
Quinlan, Katlyn
Rader, Aaron
Rambhia, Laven
Rasaily, Nar Bahadur
Reid, Dylon
Riopelle (ARM), Alison
Robinson, Emily
Rock, Jessline
Rogers, Elizabeth
Savage, Heather
Sharma, Ashish
Sherpa, Dawa

Sherpa, Pasang Dolkar
Sherpa, Tashi Pasang
Singapuri, Vrushali
Singh, Lovepreet
Smith, Jeremy
Smith, Megan
Solomon, Jane
Soogun, Kurshid
Sternaman, Mary
Stinchcombe, Eric
Sudrikku Hannadige, Sasika
Talaviya, Dhamesh
Tallia, Edmon
Tayler, John
Tetreault, Antoine
Tewelde, Tirhas
Thapa Chhetri, Dilaram
Therriault, Levi

File Number: LTB-L-043524-25

Thompson, Kimberley
Thompson, Nicole
Thyssen, Morgan
Tidgwell, Stephanie Louise
Touma, Amira
Verhoeven, Nichole
Webber, Keylea
White, Josephine
Wilson, Amber
Yared, Berhane
Ylanan, Irish-faith
Ymesghen Kahsu,
Lettecristos
Yungblut, Marrisaa
Zanje, Manthan
Zorubin, Yegor