



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

File Number: LTB-L-077182-25

In the matter of: 33 Falby Court, Ajax, ON, L1S 3R3

Between: Homestead Land Holdings Limited Landlord

And

Refer to attached Schedule 2 Tenants

Homestead Land Holdings Limited (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 the Tenant: Shawna Glaeser. – Unit 214. The Landlord replied to the Tenant's submission.

Preliminary Matters

Information about the Application

The Tenant, Shawna Glaeser – Unit 214, made a submission concerning information about the application, noting that they received paperwork about a hearing but that they did not know what it was all about and what they needed to do.

The Landlord filed their Certificate of Service on November 6, 2025 which notes that the affected Tenants, including Shawna Glaeser – Unit 214, were served with the Notice of Written Hearing package containing the Notice of Written Hearing and Information for Tenants among other documents on November 4, 2025. I am satisfied that the Landlord served the Notice of Written Hearing package by the deadline set out in the Order to Serve, being November 18, 2025.

This package contained information pertaining to the application which the Tenant appears to have been inquiring about. As such, I am satisfied that, notwithstanding that the Tenant noted they were unaware of what the application was about, the documents

served on them contained the sought information about the nature of the Landlord's application and further information for affected parties.

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 0.56%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on November 6, 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: 104, 106, 201, 413, 609, 614, 706, 1411, 1613, PH03, PH07 and PH10.
4. The first effective date of the rent increase above the guideline is January 1, 2026.

It is ordered that:

1. The Landlord may increase the rents charged by 0.56% 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 January 1, 2026, to December 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 or the Tenants 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.

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 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

33 Falby Court, Ajax, ON, L1S 3R3

103	306	505	705	904	1102	1214	1513
105	307	506	707	905	1103	1401	1514
107	308	507	708	906	1104	1402	1601
110	309	508	709	907	1105	1403	1602
111	310	509	710	908	1106	1404	1603
112	311	510	711	909	1107	1405	1604
113	312	511	712	910	1108	1406	1605
114	313	512	713	911	1109	1407	1606
202	314	513	714	912	1110	1408	1607
203	401	514	801	913	1111	1409	1608
204	402	601	802	914	1112	1410	1609
205	403	602	803	1001	1113	1412	1610
206	404	603	804	1002	1114	1413	1611
207	405	604	805	1003	1201	1414	1612
208	406	605	806	1004	1202	1501	1614
209	407	606	807	1005	1203	1502	PH01
210	408	607	808	1006	1204	1503	PH02
211	409	608	809	1007	1205	1504	PH04
212	410	610	810	1008	1206	1505	PH05
213	411	611	811	1009	1207	1506	PH06
214	412	612	812	1010	1208	1507	PH08
301	414	613	813	1011	1209	1508	PH09
302	501	701	814	1012	1210	1509	PH11
303	502	702	901	1013	1211	1510	PH12
304	503	703	902	1014	1212	1511	PH13
305	504	704	903	1101	1213	1512	PH14

Schedule 2 - Tenants who are Affected by this Order:

Abdullahi, Khalid	Caffrey, Nicole	George, Rose
Akhtiary, Parwaz	Carby, Conrad	Georgiou, Savvas Steve
Alakoozi, Sakina	Carby, Conrell	Ghali, Riham
Alam, Shaqibul	Carleton, Mathieu Raymond	Gillespie, Graham
Alanwoko, Jude	Carleton, Valerie Marie	Gillespie, Lena
Alanwoko, Tangie	Carter, Roland	Glaeser, Shawna
Ali, Asghar	Carter, Yvonne	Glass, Dawn
Allen, Derek	Cattell, Andrew	Gos, Daniel
Al-Madani, Atef	Cattell, Melanie	Gracez, Denis
Al-madani, Mohammad	Chambers-Davis, Charmaine	Green, Kerry
Alvarez, Manvel	Chapman, Sandra	Grimes, Crystal
Anderson, Harold	Chapman, Susan	Gwitira, Beatrice
Annan, Queenna	Charles, Wendy	Habarta, Janina
Ansari, Azher	Chishti, Mohammad	Habibi, Sonia
Anwar, Salman	Khurshid	Hadgu Asgedom, Amine
Appalsamy, Dorothy	Chiusolo, Jamie Lee	Hadgu Asgedom, Teame
Attari, Sajjad	ChouFany, IBtissam	Haidari, Bismillah
Auabon, Mohbobeh	Clavet, Nathalie	Hairan, Bibi Hanifa
Azarshab	Co, Jerry	Hairan, Ghulam Qader
Ayache, Majida	Coke-Burke, Charmaine	Hajizadeh, Obeydollah
Ayam, Nezam	Conway, Codi	Haley, Maureen
Azizi, Anjila	Conway, Tanya	Hall *, Sherry
Azizi, Rafiullah	Cormack, Nicole	Hamdan, Nadine
Azizi, Zia	Cox, Rick	Hamden, Mike
Baboolall, Peter	Darawee, Fasai (Nadia)	Hameed, Kamran
Bailey, Artley	Dasig, Janet	Hanna, Amerah
Baker, Dolina	Davis, Michael	Hanna, Hossam
Baker, Patti	Delante, Gina	Hashimi, Masood
Balasingham,	DeSousa, Nicholas Antonio	Haskell, Sandra
Balamugunthan	Diaz Alcantara, Gerson	Hill, Rozanne
Bandera, Maria Luisa	Diman, Basil	Holmes, Helen Marie
Bartlett, Robert	Drakes, Annette	Horwood, Stephanie
Bartolata, Mary	Dulling, Farlyn	Hubbard, A.J.
Bartolata, Santos	Eardley, Griselda	Hughes, Bonnie
Benjamin, Christine	Easthope, Michael H.	Hughes, Lori Ann
Bharat, Nikita	Faiyaz, Khanam	Iseman, Sharon
Blake, Dwayne	Fernandes, Elizabeth Joy	Jami, Ziauddin
Bosse, Paul	Figueiredo, Malinee	Johnston, Andrew
Bouhamdan, Iman	Firdousi, Faiyaz	Joven Collado Esposito Jr.,
Bourgeois, Linda	Firoz, Darius	Superintendent
Boyd, Gordon	Ford, Lori	Kabiri, Frozan
Bulhoes, Anita	Forma, Kim	Kader, Masroof
Bulhoes, Jesse David	Fuller, Barry	Karpowicz, Mike
Caffrey, Margaret	Garcia, Zenaida	Kelly, Robert

Khan, Ashmeed
 Khan, Jibran
 Khan, Khalid
 Khan, Seta
 Kilmister, Doreen
 Kilmister, Laura
 Kulkarni, Kiran
 Lakhan, Alvis
 Lapena, Fernando
 Larmand, Elayne
 Lathif, Fadil Abdul
 Lorenzo, Celestino
 Lorenzo, Josephine
 Maalouf, Richard
 Madadi, Ferozuddin
 Mahmood, Temoor
 Majelan, Aghil Shkri
 Maliji, Nilofar
 Mallais, Glen
 Mallais, Judy
 Malone, Trina
 Mansook, Ronda
 Marshall, Douglas
 McDermott, Andrew
 McGregor, Scott
 McIntaggart, Russell
 Mckenzie, Donahue
 Mckenzie, Racouel
 Mercer, Meghann
 Meshreky, Sophie
 Mihalakakos, Peter
 Moore, Heather
 Moraes, Sanjeewani
 Moufawad, Maroun
 Mowat, Wade B
 Moye, Nancy
 Mujadidi, Azeem Ullah
 Mujadidi, Ebad Ullah
 Mujadidi, Shaista
 Murdock, Danielle
 Mushroom Farm,
 Greenwood
 Mushroom Farm,
 Greenwood
 Mushroom Farm,
 Greenwood
 Mushroom Farm,
 Greenwood
 Mushroom Farms,
 Greenwood

Mushroom Farms,
 Greenwood
 Mushroom Farms,
 Greenwood
 Mushroom Farms,
 Greenwood
 Mushroom Farms,
 Greenwood
 Mushroom Farms,
 Greenwood
 Mushroom Farms,
 Greenwood
 Mushroom Farms,
 Greenwood
 Mushroom Farms,
 Greenwood
 Nangialai, Farhad
 Nembhard, Lorna
 Newitt, Emma
 Nguyen, Thi Ty
 Norman, David
 Nowak, Dorota
 O'Connor, Elizabeth
 Peckford, Anne
 Peckford, Janet
 Peniston, Shanise
 Peralta, Glorieta
 Peralta, Juan
 Pilling, Joel
 Plaza, Liberty
 Plaza, Vidardo
 Plummer *, Joan
 Preston, Samantha
 Pryce, Rema
 Puwar, Mukesh
 Puwar, Pramodkumari
 Quezada, Panchita
 Quianzon, Norrylene
 Rafiqzad, Ekramullah
 Rafiqzad, Naheed
 Rahmatullah, Zuha
 Ramsay, Roger
 Rees, Gerald
 Rees, Pauline
 Relihan, Donald
 Reus, Rolando
 Reynolds, Beverley
 Rice, Ashley
 Ridley, Doris
 Ridley, William

File Number: LTB-L-077182-25

Ritchie, Irene
 Robertson, Wilda
 Rojas, Shirley
 Ross, Jonathon
 Russell, Valerie
 Russell-Ashley, Devon-tae
 Saaes, Mohammad Mureed
 Sachodva, Anil
 Sadrudin, Renu
 Saeed, Eshoq
 Salih, Hind
 Samuels, Michael
 Sayegh, Antoun
 Scattergood *, Bonnie
 Schott, Jean
 Scriven, Stephanie
 Sedighi, Fakhria
 Shams, Marzeya
 Sharifi, Mariam
 Siddiqui, Anas Ahmed
 Sinanan, Ramsaran
 Singh, Kerrie
 Smith, Bruce
 Smith, Fabian
 Smith, Marilla
 Southam, Kristen
 Stevenson, Dave
 Stevenson, Jennifer
 Stevenson, Karen
 Stoker, Sharleen
 Sukraj, Brenda
 Sukraj, Narine
 Sukraj, Sunita
 Tantsis, Georgios
 Tareen, Maqsood
 Tetroe, Michael
 Thomas, Shanell
 Tonkin, Roger
 Torres, Rosannic Anne
 Tran, Khoa Thuy
 Truong, Vinh Binh
 Tyrlik, Steven A.
 Vanderpuye-Addy, Susuana
 Wagnell, Donna
 Webbe, Randy
 Wehbe, Nadia
 Wellwood, Greg Jude-Rand
 Willems, Viola
 Wright, Chloe
 Yousfzai, Maroof