



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

File Number: LTB-L-077202-25

In the matter of: 77 Falby Court, Ajax, ON, L1S 4G7

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: Ana Paula Borelli Leao – Unit 1710. There were no submissions received from the Landlord.

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 0.55%. 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: 106, 611, 909, 1501, 1601, PH05 and PH06.

4. The first effective date of the rent increase above the guideline is January 1, 2026.

Landlord's Right to Apply

5. The Tenant, Unit 1710, argued that any increase above the guideline would be contrary to the spirit of the Act and regulations. They submit that because they moved into their rental unit on August 1, 2025 and signed their Tenancy agreement on July 29, 2025, that their agreement and rent contemplated the market value of the rental unit including the Landlord's business costs.
6. For clarity, if a tenancy is started on or after the day that is 90 days before the first effective date of the rent increase set out in the application, being January 1, 2026 in this instance, than any increase would not apply to that tenant.
7. Although the Tenant 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.

It is ordered that:

1. The Landlord may increase the rents charged by 0.55% 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:

77 Falby Court, Ajax, ON, L1S 4G7

101	305	506	708	910	1111	1412	1703
102	306	507	709	911	1112	1502	1704
103	307	508	710	912	1201	1503	1705
104	308	509	711	1001	1202	1504	1706
105	309	510	712	1002	1203	1505	1707
109	310	511	801	1003	1204	1506	1708
110	311	512	802	1004	1205	1507	1709
111	312	601	803	1005	1206	1508	1710
112	401	602	804	1006	1207	1509	1711
201	402	603	805	1007	1208	1510	1712
202	403	604	806	1008	1209	1511	PH01
203	404	605	807	1009	1210	1512	PH02
204	405	606	808	1010	1211	1602	PH03
205	406	607	809	1011	1212	1603	PH04
206	407	608	810	1012	1401	1604	PH07
207	408	609	811	1101	1402	1605	PH08
208	409	610	812	1102	1403	1606	PH09
209	410	612	901	1103	1404	1607	PH10
210	411	701	902	1104	1405	1608	PH11
211	412	702	903	1105	1406	1609	PH12
212	501	703	904	1106	1407	1610	
301	502	704	905	1107	1408	1611	
302	503	705	906	1108	1409	1612	
303	504	706	907	1109	1410	1701	
304	505	707	908	1110	1411	1702	

Schedule 2 - Tenants who are Affected by this Order:

Abdul-Khalek, Amir	Cassidy, Chris
Abdul-Khalek, Marsel	Counce, Dianne
Ahmadi, Abdul Ghafar	Counce, Michael
Ahmadi, Nasima	Cervenak, Ales
Ahmed, Mohammed	Chamberlain, Karen
Akbari, Ghulam Abobaker	Chris Pharoah, Community Rep.
Akbari, Masooda	Cooper, Patricia
Akinwumi, Olusegun	Coplen, Chrystalle
Alameddine, Touffic	Cordeiro, Emanuel
Al Andary, Oussama	Crawford, Douglas
Al Balooshi, Omar Ahmed	Danial, Amal
Al Ghawi, Najwa	Danial, Amtanes
Alkhatib, Mohannad	Danial, Fouad
Alvarez, Vivian	Danial, Neven
Ambreen, Nosheen	Danial, Nour
Anastasovski, Bill	Datta, Birgitta
Anastasovski, Elizabeta	Davis, Ralph
Antoine, Jeanine	Doucette, Mary
Arabia, Luigi	Ebrahimi, Hasina
Asadi, Ahmadullah	Eletry, Fatima
Atayee, Ahmad	Eletry, Mohamad
Ayaz, Yasim	El-Khoury, Bechara
Azimi, Torpaykai	El-Khoury, Fadia
Badulescu, Aurel	El-Khoury, Josette
Bailey, Colin	El Kiki, Violette
Barclay, Cleve	Elsey, Sarah
Barker, Julie	Emo, Margo
Barrett, Lola	Emo, Paul
Barrett, Vinton	Fenton, Kristina
Bennett, Adrian	Fleming, Thomas
Bennett, Rachel	Fodor, Sandy
Benvenete, Karen	Frazer, Ruth
Bernard, Norman	Fred Hanna, Ala
Bibeau, Matthew	Ghawi, Hanan
Bionda, Rick	Gittens, Mary
Boodram, Dorothy	Gonzales, Daniel
Borelli Leao, Ana Paula	Gonzales, Jesus
Borghoi, Khaled	Gonzales, Maria
Borghol, Seifedine	Gonzales, Rodrigo
Boultbee, Patricia	Hai, Julekha
Hakimi, Mohammad Farid	Halasz, Doris
Halasz, Brenda	Hanna, Alia

Hano, Waleed
Hantoosh, Ameerah
Harley, Charles
Harris, Karlene
Harvey, Dave
Haslauer, Michael
Hassabelnabi, Amna Abdelgabar Hamid
Hassan, Inaam
Hassan, Wahib
Heath, Shireen
Hemingway, Richard
Henry George, Dilys
Hmaidan, Joe
Hollyer, Lena
Horton, Craig
Huang, Xinli
Hughes, Sandralea
Humby, Bradly
Huras, Lorne
Huras, Mairi
Hurley, Kathleen
Innes, Robin
Jackman, Adrian
Jalbout, Kamil
James-Johnson, Traciean Celandra
Jones, Maurice
Kabbara, Khadije
Kangala, Lazali
Kernoghan, Alex
Kerr, Kyle
Kerr, Roxanne
Khalaf, Anis
Khalaf, Georges
Khushrooshari, Ruzbeh
Knobel, Kimberley
Kuczuk, Andrew
Landry, Tanya
Lawrason, Timothy
Le Blanc, Gabrielle
LeBlanc, Tanesha
Lessard, Andre
Lessard, Beverley
Leung, Po Chiu
Muntz, Irene
Murad, Marlen
Murphy, Fred
Murphy, Johan
Mushroom Farm,
Greenwood

Logan, Karen
Lumgair, Jennifer
Lynn, Lee Ann
Lynn, Mark
MacDonald, Doris
MacDonald, Gordon
MacDonald, Korayn
MacDonald, Wallace
Madadi, Khatima
Madigan, Carman
Mallory, Lloyd
Mangulabnan, Katherine
Mansoori, Haroon
Mansour, Gina
Matthews, Dave
McAleer, Lisa
McCallum, Dianne
McLean, Glenna
McLeod, Julia
McLeod, Shenika
Melong, Greg
Melong, Maureen
Middleton, Walter
Miller, Susan
Mirza, Muhammad
Miszczak, Alexandra
Mitsaris, Alex
Mitsaris, Anne
Moeinzadeh, Parirokh
Mohamed, Farah
Mohammed, Zaki Ahmed
Mollison, Robert
Montgomery, Donald
Moorhouse, Ronald Gary
Moorhouse, Shirley
Morris, Bryan
Morris, Silone
Moser, Irene
Mpata Liema, Mamie-Cecile
Mpunga, Marie-Josee
Mubarak, Ola
Mubarak, Samer
Mulumba, Andre

