



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-003591-25

In the matter of: 521 Finch Ave West, North York, Ontario, M2R 1N3
523 Finch Ave West, North York, Ontario, M2R 1N4

Between: Rane Management Landlord

And

Refer to attached Schedule 2 Tenants

Ranee Management (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 11, 2026.

The following parties attended the hearing:

Landlord Representative: Ilana Glickman.

Tenants of 521 Finch Ave West – The Tenants from Units 209, 213, 412, 604, 616, 204, 610, 612, 408, and 310.

Tenants of 523 Finch Ave West – The Tenants from Units 220, 222, 230, 311, 320, 326, 333, 334, 420, 521, 525, 532, 620, 223, 323, 622, and 429.

The Certificate of Service filed by the Landlord on January 20, 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:

For 521 Finch Ave West- Units 206, 315, 508, 614.

For 523 Finch Ave West- Units 224, 227, 228, 229, 327, 430, 431, 433, 524, 531, 625, 633.

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

1. The maximum rent increase above the guideline because of capital expenditures is 1.80%. This increase is for the following capital expenditures:
 - a. Asphalt;
 - b. Roof; and
 - c. Paint.

2. Where the Landlord's application requests an increase of 1.99%, the maximum increase above the guideline for these units is 1.80%. This increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 2.05%, the maximum increase above the guideline for these units is 1.80%. This increase is to be taken in the first year.
4. The weighted useful life for the capital expenditures is 20 years.
5. The first effective date of the rent increase above the guideline is May 1, 2025.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 1.80% 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 1.80% within the time period of May 1, 2025 to April 30, 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 120 days of the date of this order.

April 15, 2026
Date Issued

Britney Sooknanan
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 3 for information about the date and amount of the rent reduction.
4. The annual guideline for 2023 is 2.50%, for 2024 is 2.50%, for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

521 Finch Ave West, North York, Ontario, M2R 1N3

101	213	310	409	506	604
104	214	311	410	507	605
106	215	312	411	509	607
201	216	313	412	510	608
202	217	314	413	511	609
203	301	316	414	512	610
204	302	317	415	513	611
205	303	401	416	514	612
207	304	402	417	515	613
208	305	404	501	516	615
209	306	405	502	517	616
210	307	406	503	601	617
211	308	407	504	602	
212	309	408	505	603	

523 Finch Ave West, North York, Ontario, M2R 1N4

104	231	328	424	525	621
105	232	329	425	526	622
106	233	330	426	527	623
218	234	331	427	528	624
219	318	332	428	529	627
220	319	333	429	530	628
221	320	334	434	532	629
222	322	418	518	533	631
223	323	419	520	534	632
225	324	420	521	618	634
226	325	421	522	619	
230	326	423	523	620	

Schedule 2 - Tenants who are Affected by this Order:

Acejo, Maria Consuelo	Devilleres, Emelie	Kuzmenko, Dmitriy
Acuna, Jean	Dulay, Rachelle	Kwak, Dusin
Aliviano, Bella Bucton	Dura, Phoebe	Kwak, Helen
Antonio, Christopher Randy	Dura, Vince Rodz	Kwak, Wan-Hi
Aquino, Claire	Eclipse, Ellena	Kwak, Wol Ho
Arcilla, Dennis Martinez	EL-sayed, Syed	Kwak, Yun-Jai
Bajo, Perseveranda	Espanola, Geraldine Gabales	Kwak Ho, Joong
Balagtas, Marlon	Ferendaru, Roan	Lacson, Allan
Balbin, Marilyn	Fermo, Leah Alano	Lacson, Daisy C.
Balboa, Antonio	Frianeza, Sheildon	Lacson, Eduviges
Baluyot, Sheila	Fumero, Nury	Laluna, Elizabeth
Beltran, Resty	Gabriel, Consolacion	Laluna, Monica
Benaksas, Avraham (Albert)	Gardner, Matthew Jordan	Langaman, MA Lyzel
Bergonia, Almera	Giasson, Nancy	Lee, Jung-Hee
Bermudez, Fabian	Gibson, Mariana	Lee, Peeeona
Bermudez, Julu	Gloriani, Marry Jen	Lee, Sook Ahin
Bisares, Andrey Jan	Goygoyan, Ruby	Leila, Aguilar
Bisares, Jerrito	Guerrero, Maria Leni	Len, Boris
Bonjoc, Rita	Guzman, Jennelyn	Lipsman, Inga
Borden, Kenneth Shaw	Ham, Yu Jin	Lipsman, Isaak
Braun, Margaret	Han, Dong-Kyoo	Lizardo, Ferdinand
Braun, Robert	Han, Ja-Bong	Lopez, Aida Manuel
Burshtein, Larisa	Han, Sang Il	Lopez, Allan Dion
Cabacungan, Mila	Han, Sang Im	Lopez, Annabelle
Cabual, Angelito	Han, Sang Yup	Lozada, Dianne Klaus
Caliguiran, Arielito	Ibarrientos-Reyes, Lanie	Lozada, Elizabeth
Caliguiran, Geraldine Dumla	Baniqued	Luague, Charmen Joy
Campbell, Christopher John	Ifrah, Nadine	Luginon, Delia H
Canon, Ira	Iglesia, Mark Roland	Luyun, Vilma
Canon, Mae Joy	Iglesia, Mary Roby	Maceda, Dominica
Capuyan, Jethro	Iglesia, Praxedes Flores	Macoco, Maria Karren
Capuyan, Romeo	Ines, Jed Lester	Macoco, Ronald John
Cayabyab, Alma Rose	Janrey, Nino	Madriaga, Hosana
Choi, James	Japitana, Peter	Malik, Aslanova Firuza
Choi, Jessica	Jaugar, Geraldine	Malinao, Gemma
Choi, Kui Hyok	Jin, Guangri	Mararu, Georgeta
Claudio, Analiza	Jose, Josefina	Mararu, Ion
Dacaymat, Editha	Kalasnikova, Tatiana	Marinenko, Konstantin
Dacaymat, Patricio Jr.	Karen, Soon	Marquez, Richard
Dagdagan, Marwin P.	Kastner, Brenda	Medrano, Eufrocina Santos
Daymon, Jocel	Kazakova, Elena	Melad, Jannet
De La Cruz, Ligaya	Khanlarov, Lala	Melad, Mercedes Turingan
Delacruz, Myra	Klaz, Marat	Menor, Davis Sr
Del Mundo, Angel	Klaz, Maria	Menor, Lowena
Del Mundo, Rebecca	Kompaniyets, Igor	Merlita, Reyes
Del Mundo, Roger	Ku, Ja Sung	Mermot, Rafael

Moises, Norma
Mojica, Emil Glenn
Mojica, Marites
Molnar, Steven
Morris, Joshua
Morris, Michael
Nalus, May Antiporda
Narciso, Jennevy
Nares, Lowell
Navarro, Lilia
Navarro, Yolanda
Oh, Yoon Suk
Ostrovskaya, Vera
Oursoulov, Vadim
Pacia, Elma
Pacistol, Cynthia
Padua, Vanessa
Palacio, Marciana Landong
Pamintuan, Shawn
Park, Hyun-Mee
Park, Myung-Woo
Pasana, Gerald John
Pascual, Amely
Pasion, Noemi
Pasion, Rizalindo
Popovich, Petar
Quidagnen, Rocelyn A.
Quilana, Amelia
Rala, Marilyn
Ramirez, Marissa
Rasay, Jovy Dionisio
Rayo, Anthony Germar
Reliin, Cynthia F.
Reliin, Marlenna
Reyes, Allein Francheska

Reyes, Bernalen Ann
Reyes, Brian
Reyes, Neahlyn
Reznik, Sima
Reznik, Vladimir
Rigor, Marjorie
Rima, Emmanuel Rofiles
Rizal, Maricel
Romanov, Irina
Romanov, Sergey
Rotondi, Aldo
Rubia, Lorna
Saffer, Victor
Saga, Gemma
Sagario, Ma. Maymona
Sagun, Floricel
Salapang, Nina Jane
Salih, Taher
Samarista, Mark Joery
Samarista, Presca
Sara, Florinda
Sara, Herminio Jr.
Sawal, Nilda
Sayritan, Jobert
Sayritan, Vilma
Shakarov, Elnur
Shuiping, Luo
Sibulangcal, Juden
Sibulangcal, Shyrilde
Simand, Micheal
Simanduyev, Gyulara
Simanduyev, Lazir
Simon, Karpul
Slivniak, Dmitri
Slivniak, Margarita

Solano, Mariza
Solano, Santiago
Solomonova, Emma
Staples, Vivienne
Suresh, Marieson
Suresh, Mariya
Suresh, Mary Stella
Tablante, Melanie Matias
Tejano, Josephine
Tejano, Santiago
Teny, Martin
Terrell, Karen Rose
Tongga, Dexter
Torres, Framelia
Torres, Gliceria
Tumacder, Marc
Tumacder, Maria Kathrina
Tumacder, Roderick
Vallinas, Cristita Beltran
Velando, Edel
Velando, Gabralyn
Velando, Patricia
Vergara, Laarni
Vergara, Mark Anthony
Villacete, Alice
Villarias, Ransley
Villarias, Virginia
Villegas, Rico
Visto, Benito
Visto, Enriqueta
Yarra, Eduardo
Yarra, Leticia
Yaryari, Iman
Zalamea, Maribel
Zhang, Chuyu

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 2025 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 this 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 2025 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 this 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.