



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

File Number: LTB-L-079820-25

In the matter of: 690 Wonderland Road North, London, ON, N6H
4T7

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 Tenants: Brandon Coulthard – Unit 710, Raziye Farahi – Unit 502, and Jose Restrepo – Unit 1102. The Board received reply submissions 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 0.87%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on November 7, 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: 108, 112, 207, 304, 510, 605, 607 and 1006.

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

Maintenance

5. The Tenants residing in Units 502, 1102, submits that there are maintenance issues which they argue, support that the Landlord's application should be dismissed. These issues are as follows:
 - a. Chipped porcelain in bathroom tub and sink not addressed.
 - b. Refrigerator missing door handle not replaced.
 - c. Closet door removed and never replaced.
 - d. Electrical outlets no longer work or no longer hold appliance plugs which just come out of the socket.
 - e. Leaks found around bathroom sink and tub not repaired and may provide habitat for cockroaches.
 - f. New toilet lid broken.
 - g. Wear and tear of carpet and wall paint.
 - h. Elevators seldom in working condition.
 - i. Reports of maintenance issues go unresolved by the Landlord.
 - j. Dirty lobby, hallways, laundry room, and elevators – no regular cleaning schedule.
 - k. Insects and pests in the building.
 - l. Low heating in unit.
6. 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 Tenants, even if they remain outstanding, would rise to the level of a serious breach of the Landlord's maintenance obligations. 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.

Out of Scope Submissions

7. The Tenant residing in Unit 502 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. Noise disturbances caused by other Tenants in the building, and no or minimal supervision or enforcement of building rules by management staff after reporting the issue.

- b. Whether the Tenant has decided to vacate due to conditions in the building.

Validity of Notice of Rent Increases

8. The Tenant residing in Unit 710, submits that they received a notice of rent increase in September of 2025 and that since the Landlord must wait a minimum of 12 months between rent increases. On this basis, the Tenant submits that the Landlord's application should be dismissed.
9. The validity of the Notice of Rent Increase forms (N1 form) the Tenants received or allegations of unlawful rent increases are not issues that the Board can consider under this application and is therefore not relevant to these proceedings. However, for the sake of clarity and the benefit of the parties, I note that s. 32(1) of the Regulation says the guideline rent increase "may only be taken within 12 months of the first intended rent increase referred to in the application for a rental unit in the residential complex". In other words, if the first effective date on the application is January 1, 2026, a notice of rent increase that includes the above guideline increase must be served at least 90 days in advance of the effective date of the notice of rent increase and the effective date must be between January 1, 2026 and December 31, 2026. Where a landlord serves only a guideline notice of rent increase in the relevant 12-month period, that landlord would not be entitled to the above guideline rent increase because of s. 32(1) of the Regulation and s. 116(1) of the Act. If the Tenants believe there has been an illegal increase they are entitled to file their own applications at the Board in respect of these issues but must do so no later than one year after the rent increase came into effect.

Financial and Other Hardship

10. The Tenant residing in Unit 1102, submits that the Board should consider financial hardship due to unemployment and mental health issues as a basis for denying the Landlord's application for an above guideline increase due to an extraordinary increase in municipal taxes and charges.
11. 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 or mental health issues a Tenant may be experiencing when determining whether a landlord's above guideline increase application should be granted or denied.
12. 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 0.87% 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 15, 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:

690 Wonderland Road North, London, ON, N6H 4T7

101	212	405	509	704	808	912	1105
102	301	406	511	705	809	1001	1106
103	302	407	512	706	810	1002	1107
104	303	408	601	707	811	1003	1108
110	305	409	602	708	812	1004	1109
111	306	410	603	709	901	1005	1110
201	307	411	604	710	902	1007	1111
202	308	412	606	711	903	1008	1112
203	309	501	608	712	904	1009	1114
204	310	502	609	801	905	1010	
205	311	503	610	802	906	1011	
206	312	504	611	803	907	1012	
208	401	505	612	804	908	1101	
209	402	506	701	805	909	1102	
210	403	507	702	806	910	1103	
211	404	508	703	807	911	1104	

Schedule 2 - Tenants who are Affected by this Order:

Abbasi, Maryam	Dewsnap, Ronald Logan
Abdel Majeed, Abdel Salam	Doyle, David William
Access Centre, London Housing	Duncan, Fiona Mary
Access Centre, London Housing	Egbedi, Oghenemaro
Access Centre, London Housing	Elzain, Aml
Adewale-Kareem, Kehinde Mutiyat	Farahi, Raziye
Adeyinka, Oluwaseun Akinwande	Faruki, Sara
Ahar, Hourijan	Ferreira Santana, Thiago
Akram, Anum	Finnemore, Sarah Marie
Al Bahadli, Amjad	Forbes, Steven
Al Hamad, Samer	Freire Goes de Oliveira, Renan
Alhamd, Mohamad	Galarosa, Nina Krizhia
Alyassine, Mohammad	Gardner, Eric
Amin, Afeefa	Gassewitz, Dietrich
Amin, Muhammad Mohsin	General, Zachariah Leon
Amini, Soolmaz	Giraldo, Luz
Andrino Van Der Beek, Jorge	GLOVER*, LINDSAY
Araújo Stone de Oliveira, Murilo	Gomez Ortiz, Derly
Arbaby, Ali Ahmad	Greenberg, Michael
Asr, Abdul	Greenlee, Jeannette
Augustynczyk, Gustavo Alexandre	Grigoriou, Marios Stavros
Azemi, Fitore	Hamesungvalkul, Chuenboon
Bahmani, Abdulahmad	Haydar, Sihem
Barbosa Dantas Lemos, Adriana	Hipwell, Diane
Bernard, Andrea	Hoogendam, Caitlyn
Bernard, Gregory	Hoogendam, Devin
Bipul, Bipul	Hosseini, Dehbashi
Blackett, Kiera	Hosseini*, Behnam
Bolen, Carson	HOULTON, GEOFF
Briceno Mesa, Luis	Hujk, Sara
Buckingham, Serenity	JAMES, GERALD
Carter, David	Janezic, Maria Belen
Carter, Sandra	Jernail Singh, Amandeep Kaur
Castelo Branco Carvalho Brito Goes, Luana	Johnston, Christopher
Charaf, Nadine	Johnston, Loree D.
Chetty, Kirtika	Junho Martins de Oliveira, Vitor
Colebrooke, Jasmine	Kaddoura, Issam
Coulthard, Brandon	Kaddoura, Sohail
Cree, Patricia	Karlsson, Elin
Cubillan, Rossana	Kelowan, Shelly
Deboo, Gulshan	Khan Zada, Abdul Basir
de Carvalho Coutinho, Daniel	KRUKOWSKI, JOHN
De Carvalho Coutinho, Filipe	KRUKOWSKI, WENDY
Desando, Mario	KYLE, MICHAEL

Le, Thi Bich Hong
Lehman, Jennifer
LI, MIAO
Lima Talim, Nayara
Lin, Zhe
Lins Correia de Oliveira, Vinicius
Liu, Ruiqi
Liu, Ruofan
Lopez Alvarez, Astrid Elena
Mann, Susan
McCloskey, Andrew
McNicoll, Shawn
Merrick, Douglas
Meshmesh, Taha
Meskas, Constantino
Minuti, Ana Carolina
Moawya, Hibatullah
Mohamed, Alia
Mohammed, Shala
MOORE, WELLINGTON EARL
Moreira dos Santos, Roberta Helena
Muir, Tiffany
Murray, Rosemary
Naseem, Sumaira
Niazi, Nafisa
Panchasara, Dharmik
Parker, Simon
Pereira da Silva Ferreira, Jullye Dayann
PEREZ*, MARTHA
Persson, Maureen
Raval, Divyang
Restrepo, Jose
Rodrigues, Jonatas
Roeland, Seth

Romero Arenas, Luis
ROSS, CATHERINE
Rueda Rocha, Saul
Samuels, Temesha
Sanches Sampaio Barbosa, Vanessa
Shahatto, Amal
Shahatto, Hatem
Shi, Yueyao
Shi, Zhe
Shukusawa, Beatriz
Sin, Yat Tin
Smith, Meg
Soleimanof, Leily
Stefanyshyn, Liliia
Stojanovski, Marie
STRICKLAND, LINDA
Sun, Yipeng
Swain, Joanne
Tapping, Terrance
Tarkh, Lara
Thomas, Sherin
Tombrowicz, Grazyna
Truong, Phuong Truc
Ugbodaga, John Ayomide
USMANOVA, BASHORAT
VERHAGEN, MICHELLE
Vieira Barbosa, Hugo
Vukomba, Barbara
Wang, Yifeng
Wei, Jia
Whitaker, Jonathan
Wu, Peixin
Zhang, Juyan