



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

File Number: LTB-L-052464-25

In the matter of: 38 Dawson Road, Guelph, Ontario, N1H 5V1

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 the Tenant, James Gollinger – Unit 301 on behalf of 27 Tenants at the residential complex. 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 0.50%. 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: 2, 206 and 403.

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

Details About the Calculated Increase

5. The Tenant residing in Unit 301 made submissions about what they believe the Landlord's calculated increase should be, namely that the Tenant amount of the tax increase represents 6.6% of the total rent paid by the Tenants amortized over 12 months, representing a 0.55% increase in monthly rent for each Tenant.
6. While the parties may have done their own calculation setting out what they believe the above guideline increase should be, the Board considers whether there was an extraordinary increase in municipal taxes, as described in this Order above, and calculates the increase in accordance with the Rules set out under s. 29 of O. Reg. 516/06.

Financial Hardship

7. The Tenant residing in Unit 301, submits that the Board should consider potential financial hardship to Tenants caused as a result of any increase granted. They submit that adjusting rent to match the market could represent a doubling or more of Tenant's current expenses and could lead to evictions if Tenants are unable to pay any increases.
8. 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.

It is ordered that:

1. The Landlord may increase the rents charged by 0.50% 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 October 1, 2025, to September 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 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 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

38 Dawson Road, Guelph, Ontario, N1H 5V1

1	105	110	205	301	306	401	408
101	106	201	207	302	307	402	409
102	107	202	208	303	308	404	410
103	108	203	209	304	309	405	
104	109	204	210	305	310	407	

Schedule 2 - Tenants who are Affected by this Order:

Amanzghi, Yahana
Araya, Samuel
Araya, Yodit
Armstrong, Tara
Beraki, Luwam Amanuel
Brandenburg, Rob
Brennan, Paul
Brown, Kathleen
Chine, Awet
Cripp, Diane
Embaye, Abnet Andgergish
Fessahye, Robel Berhane
Fessahye, Selam
Fournier, Adam
Gebro, Tekie Gilay
Gendron, Frederick
Gollinger, James
Habtetsiion, Tesfealam
Haile, Arsema
Haller, Peter
Hambly, Brian
Haslam, Ray
Holmes, Clinton
Homes For Mental Health, Waterloo Regional
Jalali (1-E), Rahila
John, Kinneh
Johnston, Kathleen
Kidanemariam, Medhanie
Mcewan-Hall, Georgia
Mcphee, Barb
Mehari, Senait
Mental Health Inc, Waterloo Regional Homes
Muqim, Rita
Oakley, Debra
Okbazghi, Simon
Patel, Dharmeshkumar
Patel, Mayuri
Pendlebury, Madeleine
Pujara, Jay
Rafaelova (Rm), Eva
Rajaratnam (Rm), Elivethan (Venthan)
Ross, Tammy
Shephard, Donald
Shephard, Mary

Sims, Scott
Smith, Rebekah
Tesfaldet, Zekarias
Tsfay, Ephrem
Whitepost - Homes For Mental Health, Waterloo Regional
Winterburn, John
Woldegebriel, Yohannes
Woldentensae, Dawit