



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

File Number: LTB-L-090971-25

In the matter of: 4067 Longmoor Drive, Burlington, Ontario, L7L
1X4

Between: Capreit Limited Partnership Landlord

And

Refer to attached Schedule 2 Tenants

Capreit Limited Partnership (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 Landlord and the Tenant; Pamela Makinson – Unit 510. The Landlord replied to the Tenant.

Preliminary Matters

1. Accessing the Landlord's Documents on the Portal

1. The Tenant residing in Unit 510 submits that they were unable to preview the File Document Name "Evidence-6685347" when they clicked on it in the Tribunals Ontario Portal (the "Portal") and was unsure about the details of this document. The Tenant also submits that proof of costs and payment was not available in the Portal and was unsure if this information as missing.
2. In reply, the Landlord submits that in order to access the document, being the Rental Unit Information excel spreadsheet, the Tenant would have to download the document as it could not be viewed in preview. They submit that their proof of costs and payment was included as part of their application filed with Board. They submit that they received no request from the Tenant to view or obtain a copy of either documents.
3. While I understand that the Tenant may have been unfamiliar with the Portal, they could have contacted the Board prior to their submissions for more information about accessing the documents on the Portal. Similarly, there is no evidence before me that the Tenant made a request to the Landlord for a copy of

these documents. Further, I am satisfied that the Landlord's application contained their proof of costs and payment of those costs.

II. Prior Above Guideline Increase Orders and The Sought Increase

4. The Tenant residing in Unit 510 submits that the Landlord received a prior order, LTB-L-052234-24, for a 0.55% increase above the guideline due to an extraordinary increase in municipal taxes and charges. They submit that the Landlord received another order in 2022, LTB-L-078623-22, for an above guideline increase of 2.4% due to capital expenditures. They submit that they are unclear about the procedures regarding prior above guideline increases.
5. They further submit that they do not know what the Landlord's sought increase is, but that they had requested this information from the Landlord.
6. For clarity, pursuant to s. 32(1), O. Reg. 516/06, an above guideline increase due to an extraordinary increase in municipal taxes and charges must be taken within 12 months of the first intended increase referred to in the application. Each application has a different reference and base year for consideration. As such, the first intended rent increase date cited in this application being, February 1, 2026, is different to that of the prior noted order, LTB-L-052234-24, being October 1, 2024.
7. The Landlord was required to serve the Notice of Hearing package on affected Tenants by no later than November 27, 2025. This package contained a document entitled "How to Prepare for an Above Guideline Increase Hearing", which set out that the highest rent increase that could be ordered by the Board was 0.52% for municipal taxes and charges based on the costs claimed by the Landlord. I note the Landlord filed their Certificate of Service on December 12, 2025 which provides that the Tenant was served with the Notice of Hearing package left in their mailbox on November 20, 2025. As such, I am satisfied that the Tenant, had they reviewed the package, could have become aware of the increase sought.

It is determined that:

Municipal Taxes and Charges

8. 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).
9. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.52%. This increase is to be taken in the first year.

10. The first effective date of the rent increase above the guideline is February 1, 2026.

It is ordered that:

1. The Landlord may increase the rents charged by 0.52% 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 February 1, 2026, to January 31, 2027.
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:

4067 Longmoor Drive, Burlington, Ontario, L7L 1X4

101	206	306	407	507	607	707	807
102	207	307	408	508	608	708	808
103	208	308	409	509	609	709	809
104	209	309	410	510	610	710	810
105	210	310	411	511	611	711	811
106	211	311	412	512	612	712	812
107	212	312	501	601	701	801	
201	301	401	502	602	702	802	
202	302	402	503	603	703	803	
203	303	403	504	604	704	804	
204	304	404	505	605	705	805	
205	305	405	506	606	706	806	

Schedule 2 - Tenants who are Affected by this Order:

Agunbiade, Oyindamola	Green, Donald	Paadimeister, David
Ajmal, Mobeen	Green, Lucas	Pascoe, Madison
Aldridge, Rosemary	Gutierrez, Jaime	Perry, Samantha
Auma, Julianna	Habash, Dahlia	Persaud, Rabindranath D
Barna, Eszter Molnarne	Habash, Debbie	Pilgrim, Robert
Barton, Alanna	Harsant, Sharon	Price, Michael
Bobrova, Irina	Hooper, Jodie	Reid, Kevin
Bradbury, Tracy	Huaman, Israel	Robinson, James
Bradford, Mike	Hutchison, Brian	Robinson, Wayne
Brisson, Kevin	Jones, Robert	Rodriguez, Jasmin
Brown, Edward	Ketchabaw, Tracey	Rodriguez, Jose
Brown, Erika	Kicak, Ashley	Rodriguez, Mario
Burt, Tiffany	Knauber, Lisette	Rogers, Ivan
Cameron, John Joe	Knight, Mark	Rogers, Lilly-Belle
Carolyn, Lumsden	Lajeunesse, Jerry	Saca, Natalia Zablah
Carsley, Mark	Lamsang, Tenzin	Salba, Mary Rose
Clements, George	Lavallee, Dawn	Saliba, Bernadette
Colangelo, Marcus	Lawrence, David	Schroeder, Ralph
Cole, Samuel	Lawrence, Kristina	Sebire, Ethan
Cooke, Dana	Leung, Andre	Sebire, Rachel
Crossley, Marlene	Majta, Christina	Singh, Ninawatie
Crowe, Carolyn	Makinson, Pamela	Sousa, Raquel
Currie, Helen	Marcoux, Michelle	Stroud, Alyssa
Dawe, Mike	Marcoux, Monique	Stroud, Deanna
Delapostolou, Helen	Mccoll, Darlene	Surell, Rossana
Delapostolou, Tom	Mcfarlane, Marie	Tanukusumah, Angela
De-Medina-Fernandez,	Mckay, Julie	Tupholme, Teresa
Lorenzo	Mcnamara, Sarah	Turner, Elizabeth Jane
Desjardins, David	Meahan, Edward	Velasquez, Wis
Desjardins, Dean	Melanson, Jean	Veneziani, Valeria
Donayre, Maria	Merritt, Wayne	Weichert, Richard
Edwards, Rosemary/E	Miller, Elise	Welford-Costelloe, Laura/Lee
Evans, Laura	Molnar, Zoltan	White, Amanda
Ferguson, Josh	Myshkin, Lara	White, Donna
Gardner, Marissa	Nagy, Grant	White, Douglas
Garside, Jay	Najam, Saima	White, Sandra
Gomolka, Adam	Neill, Kyle	Wpez, Carla
Gooch, Desiree	Oita, Adina	Wu, Yichao
Graves, Alexander	Oita, Cristian	Yurkovic, Tihana
Graves, Shanta	Oldford, Jeremy	Zhu, Ying/Qi