



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

**File Number:** LTB-L-035009-24-C

**In the matter of:** 30 Central Park West, Mississauga, Ontario, L5B  
1L3

**Between:** Hazelview Properties Landlord  
Morguard Residential Inc.

**And**

Refer to attached Schedule 2 Tenants

Hazelview Properties (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 April 14, 2026.

The following parties attended the hearing: the Landlord's legal representative David Lyman, and the Landlord's agents Sanon Miah, Natalia Abiniakine, and Lida Higgins. Tenants of the following units were also either present or represented at the hearing: 512, 714, 803, and 806.

The Certificate of Service filed by the Landlord on March 17, 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: Units 103, 106, 201, 202, 206, 208, 209, 211, 301, 305, 307, 308, 309, 312, 401, 402, 410, 414, 505, 506, 509, 604, 607, 609, 614, 701, 702, 706, 707, 708, 801, 802, 805, 810, and 811.

The Tenants of unit 714 withdrew from the Case Management Hearing proceeding and decided they wanted a hearing to consider the merits of the application. As such, these Tenants are no longer participants in the Case Management Hearing proceeding and are not party to this Consent Order. A Merits Hearing for these Tenants will be scheduled for a future date and only the Landlord and the Tenants of unit 714 will receive copies of the Notice of Hearing and the Order arising from the Merits Hearing.

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

1. The parties agreed to the Landlord's request to amend the application to add Morguard Residential Inc. as a Landlord party.
2. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.24%. This increase is to be taken in the first year.
3. The maximum rent increase above the guideline because of capital expenditures is 1.96%. This increase is for the following capital expenditures:
  - a. Common Area Renovations;
  - b. Heating System Repairs; and
  - c. Parking Lot and Garage Repairs.
4. Where the Landlord's application requests an increase of 2.50% for capital expenditures, the maximum increase above the guideline for these units is 1.96%. This increase is to be taken in the first year.
5. Where the Landlord's application requests an increase of 0.16% for capital expenditures, the parties agreed that the maximum increase above the guideline for these units is 0.15%. The units impacted by this above guideline increase percentage have been removed from the application as they were identified on the Landlord's Certificate of Service as not having been served with the Notice of Hearing.
6. Where the Landlord's application requests an increase of 0.00% for capital expenditures, there will be no above guideline increase for capital expenditures.
7. The weighted useful life for the capital expenditures is as specified on Schedule 3.
8. The first effective date of the rent increase above the guideline is August 1, 2024.

**On consent of the parties, it is ordered that:**

1. The Landlord may increase the rents charged by the percentage increases and within the time periods set out in Schedule 3.
2. The percentage increase set out in Schedule 3 may be taken in addition to the annual guideline in effect on the increase date for the unit.

3. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 180 days of the date of this order.

**April 15, 2026**

**Date Issued**

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**Sandra Sabourin**

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 4 for information about the date and amount of the rent reduction.
4. The annual guideline for 2024 is 2.50% and for 2025 is 2.50%.

**Schedule 1 - Units affected by this Order:**

**30 Central Park West, Mississauga, Ontario, L5B 1L3**

|     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|
| 102 | 210 | 403 | 503 | 605 | 711 |
| 104 | 212 | 404 | 504 | 606 | 712 |
| 105 | 214 | 405 | 507 | 608 | 715 |
| 109 | 215 | 406 | 508 | 610 | 803 |
| 110 | 302 | 407 | 510 | 611 | 804 |
| 111 | 303 | 408 | 511 | 612 | 806 |
| 112 | 304 | 409 | 512 | 615 | 807 |
| 114 | 306 | 411 | 514 | 703 | 808 |
| 203 | 310 | 412 | 515 | 704 | 809 |
| 204 | 311 | 415 | 601 | 705 | 812 |
| 205 | 314 | 501 | 602 | 709 | 814 |
| 207 | 315 | 502 | 603 | 710 | 815 |

**Schedule 2 - Tenants who are Affected by this Order:**

|                        |                       |                   |
|------------------------|-----------------------|-------------------|
| Abado, *Sarnia         | Hawokani, Anunga      | Ocampo, Joseph    |
| Abado, Ibrahim         | Hernandez, Alex       | Olawoye, Benard   |
| Abado, Sarnia          | Herrera, Jo           | Olongo, Steven    |
| Aballa, Osama          | Herrera, Lazara       | Parris, Ann       |
| Abdalla, Mustafa       | Herrera, Omar         | Patil, Isha       |
| Algennesh, Hussein     | Hope, Lisa            | Porabally, Bibi   |
| Athanasellis, Nikolaos | Hussein, Shueab       | Pura, Annaliza    |
| Azevedo, Maria         | Huynh, Lien           | Qader, Ghulam     |
| Badushe, Berisha       | Imerson, Courtney     | Rahman, Alaa      |
| Bailey, Tristian       | Iqbal, Kureemun       | Ramcharan, John   |
| Begla, Elizabeth       | Junius, David         | Rathod, Devasrsh  |
| Bennett, Christine     | Kapela, Piotr         | Roane, Brian      |
| Beshay, Wagdy          | Kgah, Adnan           | Rodrigues, Sylvia |
| Bhatt, Aniket          | Kodo, Hanaa           | Rodriguez, Maria  |
| Bojok, Soumia          | Krishendeholl, Seudai | Rodriguez, Maria  |
| Bommayappan, Vivek     | Kumar, Piyush         | Russell, Donavan  |
| Bonmsa, Socorro        | Kwan, Alice           | Saddaat, Sameer   |
| Breedon, Gregory       | Laakes, Asher         | Samms, Izett      |
| Brittenbaugh, Allyn    | Laakes, Kaleb         | Selvarasu, Sankar |
| Cabbab, Louise         | Laakes, Lars          | Shah, Fenil       |
| Cabbab, Ray            | Laguna, Maria         | Shah, Het         |
| Chung, Ivelaw          | Lakovic, Ljubica      | Singh, Jasvir     |
| Dalal, Tanay           | Lemay, Carrie         | Singh, Kevin      |
| Daniels, Nikole        | Lewis, Ajay           | Singh, Lovedeep   |
| Das, Czeslawa          | Lewis, Francine       | Skinner, Ron      |
| Das, Eugeniusz         | Lewis, John           | Small, Stephen    |
| Deonarine, Baliram     | Lindo, Sylvie         | Soares, Marta     |
| Diva, Homaira          | Lutula, Fatuma        | Solomon, Sandra   |
| Edwards, Shirley       | Lutula, Ngundu        | Suthar, Hemin     |
| Esho, Basil            | Lutula, Wosa          | Tetteh, Jennifer  |
| Estupinan, Carolina    | Lutula, Yuti          | Thomas, Adrian    |
| Foronda, Edmundo       | Maqadma, Layan        | Thomas, Meghan    |
| Goffar, Hakeem         | Medeiros, Vitor       | Tulio, Peter      |
| Gogoi, Daisy           | Milojevic, Mike       | Voth, Jennifer    |
| Gondal, Arslan         | Montes, Dara          | Voth, Randall     |
| Gray, Dorsia           | Montiel, Esmeralda    | Wadee, Fadi       |
| Green, Adam            | Muhammad, Waqar       | Wadee, Sarah      |
| Hairston, Kathie       | Muir, Amanda          | Wellington, Rick  |
| Hairston, Stephanie    | Muir, Devon           | Williams, Karen   |
| Hanson, Burchell       | Noor, Maschcat        |                   |

**Schedule 3 - Ordered Rent Increase Above the Guideline****First Effective Date of Rent Increase in this Order is August 1, 2024**

The Landlord may increase the rent charged for the units affected by this order by the total percentages set out below and within the time periods set out below. These percentage increases may be taken in addition to the annual guideline in effect on the increase date for the unit.

| For the period: August 1, 2024 to July 31, 2025 |                 |                            |                                     |                      |
|-------------------------------------------------|-----------------|----------------------------|-------------------------------------|----------------------|
| Rental Unit Address Name                        | % inc for Taxes | % inc for Cap Exp (Max 3%) | Total Increase (Excludes Guideline) | Weighted Useful Life |
| 102, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 104, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 105, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 109, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 110, 30 Central Park West                       | 0.24%           | 0.00%                      | 0.24%                               | 0                    |
| 111, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 112, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 114, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 203, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 204, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 205, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 207, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 210, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 212, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 214, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 215, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 302, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 303, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 304, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 306, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 310, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 311, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 314, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 315, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 403, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 404, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 405, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 406, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 407, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |

| For the period: August 1, 2024 to July 31, 2025 |                 |                            |                                     |                      |
|-------------------------------------------------|-----------------|----------------------------|-------------------------------------|----------------------|
| Rental Unit Address Name                        | % inc for Taxes | % inc for Cap Exp (Max 3%) | Total Increase (Excludes Guideline) | Weighted Useful Life |
| 408, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 409, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 411, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 412, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 415, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 501, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 502, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 503, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 504, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 507, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 508, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 510, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 511, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 512, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 514, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 515, 30 Central Park West                       | 0.24%           | 0.00%                      | 0.24%                               | 0                    |
| 601, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 602, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 603, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 605, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 606, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 608, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 610, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 611, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 612, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 615, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 703, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 704, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 705, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 709, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 710, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 711, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 712, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 715, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 803, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |

| For the period: August 1, 2024 to July 31, 2025 |                 |                            |                                     |                      |
|-------------------------------------------------|-----------------|----------------------------|-------------------------------------|----------------------|
| Rental Unit Address Name                        | % inc for Taxes | % inc for Cap Exp (Max 3%) | Total Increase (Excludes Guideline) | Weighted Useful Life |
| 804, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 806, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 807, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 808, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 809, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 812, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 814, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |
| 815, 30 Central Park West                       | 0.24%           | 1.96%                      | 2.20%                               | 12                   |

## **Schedule 4 - 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 2024 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 Schedule 3).

*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 2024 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 Schedule 3).

*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.