



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-066315-25

In the matter of: Back, 40 Briardene Street,
Chatham, Ontario, N7L5M5

Between: Rashin Alizadeh-Dimeski Landlords
Ilija Dimeski

And

Andrew Crawford Tenant

Rashin Alizadeh-Dimeski and Ilija Dimeski (the 'Landlords') 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. No submissions were received from the Tenant.

Municipal Taxes and Charges

Preliminary Matters

Member Endorsement Issued - Late Service and Filing of the Certificate of Service

1. A Member Endorsement was issued on February 13, 2026 (the "Member Endorsement") seeking further details to determine a reasonable and fair allocation of municipal tax costs between the "Back" unit where the Tenant resides and the "Front" unit where the Landlords reside.
2. The Landlords filed a request for an extension of service of the Tenant as they submit that through an inadvertent error, they served the Tenant with the Member Endorsement 4 days late (being February 24 instead of February 20), and filed the Certificate of Service 1 day late (being February 24 instead of February 23).
3. The Board received no response from the Tenant seeking an extension in time to file their submissions to the Member Endorsement, nor any submissions on the Member Endorsement.

4. I am satisfied that any prejudice caused to the Tenant was minimal given that there are no submissions from the Tenant on the matter. As such I accept the late service of the Member Endorsement and late filing of the Certificate of Service.
5. The allocation of costs is considered in the body of this order below.

It is determined that:

6. The Landlords justified a rent increase above the guideline because of an extraordinary increase in the cost for 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).
7. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.08%. This increase is to be taken in the first year.
8. The first effective date of the rent increase above the guideline is November 1, 2025.

Allocation of Costs

9. The Board calculates the increase in accordance with the rules set out under s. 29 of the O. Reg. 516/06. The increase justified by the Landlords’ application was found to be 0.31%. However, given that only the “Back” unit is affected by this application, the Board is required to allocate the above guideline increase between the residential units.
10. In their reply to the Member Endorsement Form on February 24, 2026, the Landlords advise the total square footage of the complex to be 3,381 sq. feet comprising of 2,474 sq. feet for the “Front” and 907 sq. feet for the “Back” Unit.
11. Therefore, using the square footage method of allocation, the extraordinary increase in municipal taxes will be allocated as 27% (907 sq ft / 3,381 sq ft) to the “Back” unit. As a result, the allowed cost as allocated to the “Back” Unit of the building is 0.08% (0.31% x 27%).

It is ordered that:

1. The Landlords may increase the rent charged by 0.08% for the unit set out in this order.
2. The percentage increase set out in paragraph 1 is to be taken within the time period of November 1, 2025, to October 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 Landlords or the Tenant 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 Tenant moved in, and if the Landlords have given the Tenant 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%.