



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

File Number: LTB-L-087243-25

In the matter of: 32 Cole Crescent, Brantford, Ontario, N3T0P4

Between: Paramjeet Malhotra Landlord
Neeru Malhotra

And

Alaa Bawadi and Amal Al-Nawayseh Tenants

Paramjeet Malhotra and Neeru Malhotra (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; Alaa Bawadi. The Landlord replied to the Tenants.

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. I have accepted the Landlord's amended application filed with the Board on November 1, 2025.
3. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.33%. This increase is to be taken in the first year.
4. The first effective date of the rent increase above the guideline is January 15, 2026.

Out of Scope Submissions

5. The Tenant, Alaa Bawadi, 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. Whether the Tenant is a “long-term reliable tenant”.
 - b. Maintenance performed by the Tenant and cost savings of the Landlord.
 - c. Allegations of the Landlord pressuring for unlawful increases.
 - d. “Voluntary financial concessions beyond guideline, even during Covid period”.
 - e. “Evidence of good faith cooperation”.
 - f. Other factors such as reduced mortgage rates in 2025, mortgage and insurance financing cost changes.
6. 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. This application does not contain any claimed capital expenditures. 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 0.33% for the units set out in this Order.
2. The percentage increase set out in paragraph 1 is to be taken within the time period of January 15, 2026, to January 14, 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%.