



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

File Number: LTB-L-082739-25

In the matter of: 1219 Cottage Place, Windsor, Ontario, N8S 4H4

Between: Graham Andrews Landlord
Pat Andrews

And

Sheena Findlay and David Harrison Tenants

Graham Andrews and Pat Andrews (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. No submissions were received from the Tenants.

Preliminary Matters:

Sought Consent Order

1. On December 10, 2025, the Landlord submitted an AGI (L5) Consent Agreement Form, indicating that the parties have agreed to resolve the application by way of a consent order and seek a consent order from the Board. Pursuant to the consent agreement the increase is 3.65%.
2. A consent order cannot be issued because the Board cannot accept a negotiated increase greater than the Landlord's evidence justifies. The increase calculated by the Board is 0.12%. Section 29 of O. Reg 516/06 outlines the rules for findings related to extraordinary increases in the cost for municipal taxes and charges.

It is determined that:

Municipal Taxes and Charges

3. 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).

4. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.12%. This increase is to be taken in the first year.
5. The first effective date of the rent increase above the guideline is January 1, 2026.

It is ordered that:

1. The Landlord may increase the rents charged by 0.12% 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 January 1, 2026, to December 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 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%.