



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

File Number: LTB-L-101103-25

In the matter of: 450 Sandringham Crescent, London, Ontario, N6C
5T9

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 Tenants: Szymon Krzyminski – Unit 911 and Gerald A. Smith – Unit 806. 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. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.48%. This increase is to be taken in the first year.
3. The first effective date of the rent increase above the guideline is March 1, 2026.

Maintenance

4. The Tenant residing in Unit 911 submits that there are ongoing maintenance and service issues which do not support the Landlord's sought increase above the guideline.
5. There is insufficient detail about the ongoing maintenance and service issues referenced by the Tenant. As such I can make no findings here.

Financial Hardship

6. The Tenants residing in Units 806 and 911 submit that the Board should consider financial hardship to Tenants caused as a result of any increase granted for reasons which include being seniors on a low and fixed income.
7. In respect to the Tenants submission of financial hardship, the Act does not provide the Board with the authority to consider the financial impact on the tenants of an above guideline increase when determining whether a landlord's above guideline increase application should be granted or denied.
8. As always, if the Landlord is amenable to a repayment plan for those Tenants facing financial hardship that remains within the Landlord's discretion.

The Landlord's Right to Apply and Out of Scope Submissions

9. The Tenant residing in Unit 911 submits that the costs claimed by the Landlord should be considered normal operating expenses and should not be passed on to Tenants through an above guideline rent increase.
10. 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 0.48% 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 March 1, 2026, to February 28, 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 16, 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:

450 Sandringham Crescent, London, Ontario, N6C 5T9

101	211	312	501	602	703	804	905
103	212	401	502	603	704	805	906
109	301	402	503	604	705	806	907
111	302	403	504	605	706	807	908
201	303	404	505	606	707	808	909
202	304	405	506	607	708	809	910
203	305	406	507	608	709	810	911
205	306	407	508	609	710	811	912
206	307	408	509	610	711	812	
207	308	409	510	611	712	901	
208	309	410	511	612	801	902	
209	310	411	512	701	802	903	
210	311	412	601	702	803	904	

Schedule 2 - Tenants who are Affected by this Order:

Abdulah, Mohamad
Agular, Wilmer A
Alqasi, Musab
Alvarez, Camila Arango
Arce, Andres Villamarin
Axford, Katelyn
Baratta, Anthony
Batson, Logan
Bennett, Mary Ann
Benson, Judith
Bradley, John
Brewster, Linda
Brewster, Mark
Burlacu, Carmen
Burlacu, Marius
Carpenter, Robert
Chala, Maria Fernanda Sogamoso
Chodkiewicz, Malwina
Clark, John
Coca, Juan Carlos Zeledon
Costello, Kathie
Cree, Harry
Cree, Maria
Cree, Steven
Criger, Matt
Criger, Shirley
Cruz, Alexander
Curley, Teresa
Daly, Peter
Dalziel, Robert
Deibler, Elaina
Diamond, David
Diamond, Matthew
Diane, Farmer
Domansky, Alexander
Easter, Edward
Emms, Valerie Lynn
Ezeddin, Afraa
Fangyi, Jiang
Farmer, J. William
Fetter, Bill
Fetter, Louise
Fuisz, Charles
Gal, Eva

Gareau, Richard
Goti, Hiren
Gregory, Isabelle
Gruita, Petru
Grummett, Grace
Grummett, Kenneth
Haagsma, Sheila
Ham, Christopher
Haskell, Ruth Ann
Hendawi, Yousef
Henderson, Catherine
Hennessey, Emily
Hennessey, Beverley
Henson-Lucas, Isaac
Hernandez, Jhon
Hickey, Janet
Hill, Elijah
Hind, John
Hollander, Suzanne
Hossine, Yunas
Huff, Susan
Huff, Tim
Inthavong, Malhica
Ismail, Ali
Kaltenback, Brenda
Kim, Eun-Bae
Kim, Hey-Kyung
Knowles, John Brian
Krzyminski, Szymon
Kubu, Emily
Large, James Edward
Learn, Karen
Londono, Isabella Parra
Macfarlane, Kathleen
Macfarlane, Lana
Macpherson, John
Macpherson, Margaret Denver
Mangru, Laurie Ann
Marr, Amanda
Martin, Peggy
Maton, Madison
Mccallum, Tim
Mcfarland, Brenda
Mcfarlane, Marlene

McGill, Anik
McNamara, Terrence
Mitchell, B Lu-Ann
Mitchell, Joyce
Montoya, Alejandra
Montoya, Alexander
Nafisa, Bibi Nafisa
Ouellette, Louise
Ouellette, Louise.
Pandya, Dhruv
Patel, Hetal
Patterson, Judy
Pearson, Howard
Pearson, Julie
Pilkey, Janice
Prins, Rita
Rana, Karan
Reyes, Alexander Aguilar
Reyes, Jessica Aguilar
Reynolds, Richard
Rivard, Teresa
Rodriguez, Ivan
Rombough, Philip B
Roulston, Linda
Roulston, Ronald
Saulnier, Megan
Schols, Helen

Scott, Wesley
Sillaste, Kim
Sillers, Rosemarie
Smith, Gerald
Smithyman, Leslie
Spalding, Stephanie Sue
Steinbach, Ruth
Stephans, Murray
Stephens, Catherine
Stevens, Margaret
St Onge, Margaret
St Onge, Norman
Sutton, Jamie-Lee
Szabo, Emilia
Szabo, Stephen
Taylor, Harry
Tielemans, Julia
Tielemans, Kane
Tilbury, Shannon
Upton, Martha
Vandesompel, Patricia
Vasquez, Maria
Velasquez, Ruth Magnolia Ramos
Venner, Carrie
Winkler, Shawn
Witzel, Kathleen
Woolford, Heather