



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-058131-23

In the matter of: 1001 O'Connor Drive, TORONTO, Ontario, M4B 2T2

Between: Akelius Canada Ltd. Landlord

And

Refer to attached Schedule 2 Tenants

Akelius Canada Ltd. (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.

Akelius Canada Ltd. (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 February 26, 2026.

The following people attended the Case Management Hearing on behalf of the Landlord: The Landlord's Legal Representative, Heather Waese, and Pengwang Wang.

The following Tenants attended the Case Management Hearing: Unit 6- Ann Reid, Unit 10- Sara Dang, Unit 11-Kadeem Boyd, Unit 19- Gary Tibbo and Tenant Support- Crystal Cripps, Unit 105- Maxime Perusse-Giokas, Unit 106- Amy E. Lawrence, Unit 107- Delroy Gordon, Unit 111- Gada Nassab, Unit 112- Effie Pastra, Unit 115, Leobal Aglipay, Unit 116, Mark Mostaard, Unit 117- Gwendolyn Helen Cooper, Unit 119-David Edgar, Unit 120- Rennie Carvalho, Unit 122- Marcel Lizotte, Unit 202- Arlene Edralin, Unit 203- Belal Mohamed, Unit 210- Nosheen Nader, Unit 212- Nilda Ramirez, Unit 214- Roger Kayahara, Unit 223- Kimberly Minor, Unit 302- Jeff Todd, Unit 309- Mehak Aggarwal, Unit 310- Shreeya Poudyal and Occupant- Saket Adhikari, Unit 15- Mathew Penner, and Unit 323- Anna Katrina and Occupant- James Patrick Valino.

Preliminary Issue

The Tenants in Unit 203- Belal Mohamed, and 309- Mehak Aggarwal, are not subject to this agreement and will have a merits hearing

The Certificate of Service filed by the Landlord on January 16, 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: 1, 2, and 207.

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

1. In the application, the Landlord claimed 3 items of capital expenditure; however, the following item was withdrawn as part of this settlement:
 - a. Door
2. The maximum rent increase above the guideline because of capital expenditures is 3.75%. This increase is for the following capital expenditures:
 - a. Façade Repairs
 - b. Solar Panels
3. Where the Landlord's application requests an increase of 5.36%, the maximum increase above the guideline for these units is 3.75%. This increase is to be taken as follows: 3.00% in the first year, and 0.75% in the second year.
4. Where the Landlord's application requests an increase of 5.34%, the maximum increase above the guideline for these units is 3.75%. This increase is to be taken as follows: 3.00% in the first year, and 0.75% in the second year.
5. Where the Landlord's application requests an increase of 3.06%, the maximum increase above the guideline for these units is 2.29%. This increase is to be taken in the first year.
6. The weighted useful life for the capital expenditures is as specified on Schedule 3.
7. The first effective date of the rent increase above the guideline is October 1, 2023.
8. The Landlord or Tenants shall reconcile accounts within 90 days of this order.

It is ordered on consent 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 120 days of the date of this order.

April 16, 2026
Date Issued

Eno Ubia
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 2023 is 2.50%, for 2024 is 2.50%, for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

1001 O'Connor Drive, Toronto, Ontario, M4B 2T2

3	111	218
5	112	219
6	114	221
7	115	222
9	116	223
10	117	302
11	119	303
12	120	304
19	121	305
20	122	306
21	123	308
22	201	310
23	202	311
102	205	312
103	206	315
104	208	316
105	209	317
106	210	318
107	211	319
108	212	322
109	214	323
110	217	

Schedule 2 - Tenants who are Affected by this Order:

Aglipay, Leobal	Gordon, Delroy	Poudyal, Shreeya
Ahmed, Zeeshan	Graham, Mark	Ramdin, Jagdeo
Alakarasa, Keerthna	Greene, David	Ramirez, Nilda
Alzahrani, Salwa	Grey, Marcus	Ramirez-Gomez, Shania
Ankrah, Joseph	Hurisa, Tekeba	Rato, Ireneus
Arangio, Vincenzo	Katrina, Anna	Reid, Ann
Bailey, Vittoria	Kayahara, Roger	Romha, Shoshana
Baptiste, Gregory	Lapointe, Shawn	Salvador, Jemmel
Basu, Nishan	Lawrence, Amy E.	Sampson, Jermaine
Bourolia, Maria	Lin, His Yuan	Satoglu, Enis
Boyd, Kadeem	Lizotte, Marcel	Schuppert, Eric
Carter-Wingrove, Anne-	Maman, Rinath	Scott, Stephen
Marie	Minor, Kimberly	Sheriff, Mustapha
Carvalho, Rennie	Morales, Ronald	Stiles, Rick
Cheifer, Barbara	Mostaard, Mark	Therrien, Sebastian
Cindric, Ana	Nader, Nosheen	Tibbo, Gary
Cooper, Gwendolyn Helen	Nassab, Gada	Todd, Jeff
D'Silva Monteiro, Tolentino	Odie, Saba	Tynan, Crystal
Dang, Sara	Parr, John	Tyson, Taborah-Leigh
Dongo, Sandor	Pastra, Effie	Volpe, Pasquale
Edgar, David	Penner, Mathew	Witherspoon, David
Edralin, Arlene	Perusse-Giokas, Maxime	Yalew, Moges

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is October 1, 2023**

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.

Rental Unit Address Name	Period of October 1, 2023 to September 30, 2024		Period of October 1, 2024 to September 30, 2025			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
3, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
5, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
6, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
7, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
9, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
10, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
11, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
12, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
19, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
20, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
21, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
22, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
23, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
102, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
103, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
104, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
105, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
106, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
107, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
108, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
109, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
110, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
111, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
112, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
114, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
115, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
116, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
117, 1001 O'Connor Drive	2.29%	2.29%	0.00%	0.00%	15	2.29%

Rental Unit Address Name	Period of October 1, 2023 to September 30, 2024		Period of October 1, 2024 to September 30, 2025			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
119, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
120, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
121, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
122, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
123, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
201, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
202, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
205, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
206, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
208, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
209, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
210, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
211, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
212, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
214, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
217, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
218, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
219, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
221, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
222, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
223, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
302, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
303, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
304, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
305, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
306, 1001 O'Connor Drive	2.29%	2.29%	0.00%	0.00%	15	2.29%
308, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
310, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
311, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
312, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
315, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
316, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
317, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
318, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
319, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%

Rental Unit Address Name	Period of October 1, 2023 to September 30, 2024		Period of October 1, 2024 to September 30, 2025			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
322, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%
323, 1001 O'Connor Drive	3.00%	3.00%	0.75%	0.75%	15	3.75%

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 2023 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 2023 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.