



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-008966-24

In the matter of: 75A Kenneth Avenue, Unit 1 and 2, Toronto ON M6P 1J2

Between: Danuta Lechowicz Landlord

and

Steven Howell Tenants
Correen Marquez
Luis Marquez

Danuta Lechowicz (the 'Landlord') applied to the Landlord and Tenant Board (LTB) 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 March 2, 2026.

The following parties attended the hearing, the Landlord, Danuta Lechowicz who was self-represented. The Tenants were: Steven Howell, Unit 1 and Correen Marquez, Unit 2, on behalf of both Tenants, supported by Daniel Marquez.

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

a) *Municipal Taxes & Charges:*

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.

b) *Capital Expenditures:*

1. The maximum rent increase above the guideline because of capital expenditure is 2.67%. This increase is for the following capital expenditure:
 - a. Renovation of the entire staircase (replacement of the railing) and replacement of the entry door
2. Where the Landlord's application requests an increase of 2.87%, the maximum increase above the guideline for these units is 2.67%. This increase is to be taken in the first year.

3. The weighted useful life for the capital expenditures is 15 years.
4. The first effective date of the rent increase above the guideline is January 1, 2025.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by the percentage increases and within the time periods set out in Schedule 1.
2. The percentage increase set out in Schedule 1 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 60 days of the date of this order.

April 20, 2026
Date Issued

Pauline Brewster

Pauline Brewster

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. Any part of the ordered increase that is not taken within the time period specified cannot be added to subsequent rent increases in subsequent time periods.
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 2 for information about the date and amount of the rent reduction.

4. The annual guideline for 2025 is 2.50%.

Schedule 1 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is January 1, 2025**

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.

For the period, January 1, 2025 to December 31, 2025					
Rental Unit Address Name	% inc for Taxes	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1, 75A Kenneth Ave	0.33%	2.87%	3.20%	15	2.87%
2, 75A Kenneth Ave	0.33%	2.87%	3.20%	15	2.87%

Schedule 2 - 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 2025 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 1).

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 2025 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 1).

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.