



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-022423-25

In the matter of: 35 Mountain Avenue South, Stoney Creek, Ontario, L8G 2V7

Between: Shorecrest Arms Limited Landlord

and

Refer to attached Schedule 2 Tenants

Shorecrest Arms Limited (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 parties attended the hearing: Landlord's Representative, Al Dharsee, the Landlord's Agent, Sally Hornar and the following Tenants, Heather Martell, George Zrinscak, and Bouke (Bob) Salverda (Son of Tenant in Unit 303).

The Certificate of Service filed by the Landlord on January 22, 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: 602 and 604.

The Certificate of Service filed by the Landlord on January 22, 2026, indicates that some Tenants listed in the application were not served with the application and notice of hearing. The Board shall therefore amend the application by removing the Tenants as parties. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to the following Tenants: Abubaker Salim of 304, Daniel Vladetic of 308, and Cindy Jackson of 701.

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

1. The maximum rent increase above the guideline because of capital expenditure is 2.01%. This increase is for the following capital expenditure:
 - a. Replacement of Heater Boiler, Pumps and Hot Water Storage Tank.
2. Where the Landlord's application requests an increase of 2.02% the maximum increase above the guideline for these units is 2.01%. This increase is to be taken in the first year.

3. The weighted useful life for the capital expenditures is 16 years.
4. The first effective date of the rent increase above the guideline is July 1, 2025.
5. The Landlord or Tenants shall reconcile accounts within 90 days of this order.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 2.01% 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 July 1, 2025, to June 30, 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 90 days of the date of this order.

April 23, 2026
Date Issued

Sumathí Dhanapal

Sumathi Dhanapal
Dispute Resolution 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 the Tenant 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 3 for information about the date and amount of the rent reduction.

4. The annual guideline for 2025 is 2.5% and for 2026 is 2.1%.

Schedule 1 - Units affected by this Order:

101	406
103	407
104	408
105	501
106	502
201	503
202	504
203	505
204	506
205	507
206	508
207	601
301	603
302	605
303	606
304	607
305	608
306	701
307	702
308	703
401	704
402	705
403	706
404	707
405	708

Schedule 2 - Tenants who are Affected by this Order:

Anderson, David
Andrzejewski, Beata
Andrzejewski, Mariusz
Beciri, Merita
Bek, Marica
Beqiri, Ismet
Bingham, Elaine
Brigham, Cathy
Builes, Myriam
Cesar Varela, Yury
Ciolek, Zofia
Cowles, Carole
Cvijetinovic, Ana
Cvijetinovic, Milos
Davies, Lloyd
Day, Darlene
Emerson, Shawna-Leigh
Galanti, Christian
Galanti, Silvana
Gardiner, Glen
Gilligan, Ammie
Habza, John
Halliwell, Pauline
Howard, Thomas
Jackson, Carol
Jackson, Cyril
Kay, Nancy
Kuepfer, Trevor
Lickman, Dean
Lickman, Margaret
Lickman, Ralph
Lonc, Daniel
Mark, Penelope

Martell, Heather
Mason, Lynda
Owen, Steve
Rashica, Donjeta
Rashica, Mevlyde
Rashica, Xhelil
Reynolds, Donald
Salverda, Rinske
Schneck, Gord
Schneck, Helga
Shafer, Kathy
Sheppard, Brandi
Sheppard, Frank
Shewchuk, Christian
Shewchuk, Jessica
Shuttleworth, Amy
Sinani, Ejup
Sinani, Selamete
Starzec, Janusz
Starzec, Mirosława
Tadam, Pavlina
Titov, Gregory
Titov, John
Toogood, Cristopher
Toogood, Deborah
Trafford, Shirley
Vladetic, Carla
White, Amanda S. E.
White, Bernard C.
White, Lindsay
Wojciechowski, Zozislawa
Zelazny, Grace
Zelazny, Janusz
Zrinscak, George

Schedule 3 - 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 the order).

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 the order).

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.