



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

File Number: LTB-L-079591-25

In the matter of: 15 Renfrew Avenue West, Renfrew, Ontario, K7V
2X8

Between: Norman Bujold Landlord

And

Refer to attached Schedule 2 Tenants

Norman Bujold (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 Tenant, Cristina Palubicki – Unit 10. The Landlord did not file any reply submissions with the Board.

Preliminary Matters:

Accommodation Request Form – Submissions on the Application

1. The Tenant residing in Unit 10 made submissions on the Landlord's application using the Board's Accommodation Request form. I note there was no submission seeking an accommodation. As such, I have considered their submissions in the body of this Order below.

It is determined that:

Municipal Taxes and Charges

2. 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).
3. 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. The first effective date of the rent increase above the guideline is January 1, 2026.

4. I have accepted the Landlord's amended application filed with the Board on November 18, 2025.
5. The first effective date of the rent increase above the guideline is January 1, 2026.

Maintenance

6. The Tenant residing in Unit 10 submits that there are maintenance issues which they argue, support that the Landlord's application should be dismissed. These issues are as follows:
 - a. That their toilet has not been fixed despite several requests to the Landlord.
 - b. The stairs are very steep.
 - c. There have been no updates to the building in nearly 15 years.
 - d. There is a single washer and dryer serving the entire complex and they are old and "gross".
7. Subsection 126(12) of the *Act* refers to serious, ongoing breaches of the Landlord's maintenance obligations. I am not satisfied that maintenance issues raised by Tenant, even if they remain outstanding, would rise to the level of a serious breach of the Landlord's maintenance obligations. A disrepair problem that is not "serious" as that term is used under the *Act* is not relevant to these proceedings. However, the Tenant(s) is entitled to file their own applications at the Board in respect of these issues.

Financial Hardship

8. The Tenant residing in Unit 10 submits that the Board should consider financial hardship to Tenants caused as a result of any increase granted for reasons which include being on a fixed income and affordability of rental housing.
9. In respect to the Tenant's 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.

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 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 30, 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. 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.
2. 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.
3. The annual guideline for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

15 Renfrew Avenue West, Renfrew, Ontario, K7V 2X8

1	3	8	10	12	14	16	18
2	7	9	11	13	15	17	

Schedule 2 - Tenants who are Affected by this Order:

Canadien, Joshua
Chevrier, Steven
Dawson, Brian
Enright, Kevin
Godin, Michelle
Jackson, Dan
Kenopic, Brian
Leuders, Crystal
Lyons, Trevor
Palubicki, Christina
Reynolds, April
Ross, Gary
Rouselle, Marylynn
Visneski, Kevin
Wistead, Chris