



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

File Number: LTB-L-009949-26

In the matter of: 1 Church Street, Peterborough, Ontario, K9H 7B9

Between: Aon Inc. Landlord

And

Refer to attached Schedule 2 Tenants

Aon Inc. (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. No submissions were received from 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 0.81%. This increase is to be taken in the first year.
3. The first effective date of the rent increase above the guideline is May 1, 2026.

It is ordered that:

1. The Landlord may increase the rents charged by 0.81% 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 May 1, 2026, to April 30, 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.

May 6, 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:

1 Church Street, Peterborough, Ontario, K9H 7B9

101	105	110	204	208	302	306	310
102	107	201	205	209	303	307	
103	108	202	206	210	304	308	
104	109	203	207	301	305	309	

Schedule 2 - Tenants who are Affected by this Order:

Amos, Debra
Bates, Lisa
Belmes, Michael
Brethour, Christine
Bunce-Yaxley, Tammy
Cockburn, Gordon
Crawford, Todd
Douaire, Twyla
Dow, Dorothy
Downard, Nadine
Finn, Alex
Francey, Julie

Fyfe, Deanna
Goulding, Ryan
Gratton, Emelie
Hamelin, Cheryl
Harlock, Quinn
Irwin, Frances
Lucas, Melanie
Maclauchlan, Alyssa
Mccarl, Michelle Lee
McDermott, Tanya
Noble, Diane
Parker, Peter

Passmore, Karen
Ransom, Nick
Russell, Marc
Ryan, Shelley
Tardiff, Faith
Thyret, Dona
Tower, Nancy
Tower, Terry
Wake, Nick
Wannamaker, Julie
Williams, Jessica
Yaxley, Chris