



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

File Number: LTB-L-019014-25

In the matter of: 120 Edinburgh Road S., Guelph, ON, N1H 5P7

Between: Homestead Land Holdings Limited Landlord

And

Refer to attached Schedule 2 Tenants

Homestead Land Holdings 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.

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 0.37%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on March 4, 2026, indicates that some rental units listed in the application were not served with the application and notice of hearing. The LTB 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: 103, 405, 408, 505, 506, 603, 604, 609, 701, 705 and 708.
4. The first effective date of the rent increase above the guideline is July 1, 2025.

It is ordered that:

1. The Landlord may increase the rents charged by 0.37% 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.

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:

120 Edinburgh Road S., Guelph, ON, N1H 5P7

0101	0109	0207	0305	0403	0502	0602	0707
0102	0201	0208	0306	0404	0503	0605	0709
0104	0202	0209	0307	0406	0504	0606	PH1
0105	0203	0301	0308	0407	0507	0607	PH2
0106	0204	0302	0309	0408	0508	0608	PH3
0107	0205	0303	0401	0409	0509	0702	PH4
0108	0206	0304	0402	0501	0601	0704	

Schedule 2 - Tenants who are Affected by this Order:

Adhanom, Hermon
Ali, Fuad Arif
Apaloo, Bernice
Banko, Sabah
Baxter, Kim
Bixby, Helga
Bixby, Neil
Blazik, Joe
Blythe, Nathan
Buckley, Brian
Cheskes, Jordan
Coleman, Derek
Currie, Katrina
Doyle, Shawna
Duchesne, Ted
Enywe, Mekdes
Fadlalla, Shahd Abdelrahman Mahadi
Fenta, Mehretu
Ferris, Jon
Ford, Elaine
Fordham, James
Franolla, Pietro
Freeman, Catherine
Gunebakan, Amira
Gunebakan, Kerstin
Hannah, Robert
Harper, Nancy
Hebden, Eric
Holmes, Amber
Holmes, Brian
Howard, Kim
Howard, Philip
Johnson, Brett
Kagnew, Thewodros

Kaufman, Matthew
Kiflezghi, Haben
Kuper, Anjna
Leblanc, Susan
Livermore, Timothy
Macnally, Andrew Donald
Maldonado, Jesus
Mccaughey, Harry
Mccaughey, Kaye
Michael, Yohannes
Misgna, Bekit Tekle
Mohammed, Waleed
Moodie, Mark
Mustafa, Khaled
O Donnell, Heather
Osman, Emtithal
Radix, Betty Ann
Reginato, Catherine
Robichaud, Nolan
Schade, Nicolas Frank
Schade, Richard Eric
Seabrook, Evelyn
Seifried, Christopher
Seyum, Awot
Stevens, Alicia
Thompson, William
Turcotte, Albert
Turner, Jo-Anne
Verberg, Bryan
Wahid, Ferdous
Watson, Chloe
Welch, Todd
Wilson, Cynthia
Zeray, Haben