



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

File Number: LTB-L-000563-25

In the matter of: 527-531 Gordon Avenue, London, Ontario, N6J
4A9

Between: Interrent International Properties Inc. Landlord

And

Refer to attached Schedule 2 Tenants

Interrent International Properties 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 0.46%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on February 25, 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: 101, 204, 205, 206, 207, 209, 303, 306, 309, 408, 409, 501, 502, 503, 507, 509, 604, 608, 801, 804, 805, 808, B-01, B-02, B-03, B-04, B-06, TH3, TH5, TH7, TH9 and TH15.

4. The Certificate of Service filed by the Landlord on February 25, 2026, indicates that some tenants listed in the application were not served with the application and notice of hearing. The LTB shall therefore amend the application by removing these tenants. 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: Dale Brown.
5. The first effective date of the rent increase above the guideline is April 1, 2025.

It is ordered that:

1. The Landlord may increase the rents charged by 0.46% 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 April 1, 2025, to March 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.

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 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

527-531 Gordon Avenue, London, Ontario, N6J 4A9

102	203	308	407	603	703	802
103	208	401	504	605	704	803
104	301	402	505	606	705	806
105	302	403	506	607	706	807
107	304	404	508	609	707	809
108	305	405	601	701	708	TH1
201	307	406	602	702	709	TH11

Schedule 2 - Tenants who are Affected by this Order:

Ahn, Ilchan	Hartley-Cox, Michael	Mommahed, Miguel Rego
Alice Saddy Association, .	Housing, London	Montgomery, .
Aljaneen, Zahrah Jewar	Howey, Stephanie	Nino, Maria
Janeem	James Lumley, Samuel	Nooyen, Dalton
Almaili, Mashael	Jamina, Vladimir	Ortiz, Alvaro Ernesto Barrero
Al-Sudani, Mohammed	Jang, Sunock	Palomo, Walter Cespedes
Zaboon	Karst, William	Payne, Mickayla-Rae
Anjoli, Milja	Kingston, Jennifer	Portillo, Alexis
Arikan, Pervin	Kiss, Mark	Reed, Robert
Bartlett, Alyssa	Kurniawan, Eko	Reyes Ramirez, Jorge
Bowden, Bernie	Lauton, Mark	Romano, Melissa
Bowden, Gloria	Lint, Abbigale	Rooke, Alanna
Brier, Skylar,	Lirette, Jordan	Salad, Hali
Brown, Jessica	London Housing, .	Shakir, Hakam
Comeau, Sheila	Lopez, Andre	Sihandsi, Candri
Cunningham, Neil	Lubo Franco, Nataly	Taylor, Jeff
Dahleh, Mohamed Jihad	Mallory, Diane	Villebrun, Adam
Deslandes, Ella	Martes, Carlos	Vukailovic, Nada
Deslandes, Paul	Masri, Mohamad El	Walcott, Julien
Donovan, Jody	Matheson, Sarah Jane Ellen	Whitton, Felicia
Fralick, Breanne	Matte, Ronald K.	Won, Pyong
Fraser, Daniel	Mcbride, Wendy	Won, Young Hee
Gul, Gonca	Mealey, Katie	Zero, Maryana Munther
Hague, Sean	Mealey, Scott	Gorgees
Hall, Graham	Middlesex - Nada Vukailovic,	
Harrison, Carol	Cmha	