



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

File Number: LTB-L-099438-25

In the matter of: 181 Blackacres Boulevard, London, Ontario, N6G
2H1

Between: Capreit Limited Partnership Landlord

And

Refer to attached Schedule 2 Tenants

Capreit Limited Partnership (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 0.34%. This increase is to be taken in the first year.
3. The first effective date of the rent increase above the guideline is March 1, 2026.

It is ordered that:

1. The Landlord may increase the rents charged by 0.34% 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 March 1, 2026, to February 28, 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:

181 Blackacres Boulevard, London, Ontario, N6G 2H1

101	105	109	204	208	303	307
102	106	201	205	209	304	308
103	107	202	206	301	305	309
104	108	203	207	302	306	

Schedule 2 - Tenants who are Affected by this Order:

Agudelo, Eileen Ginna Pauline Cortes
Almasri, Yosra
Alota, Aloa
Arrubla, Maria Catalina Sampedro
Azevedo, Joseph
Azevedo, Valentina
Bauman, Michelle Long
Carsh, Cody
Cepeda, Fabio Raul Cortes
Chapman, Chenoa
Freeman, Steven
Funk, Jaimie
Grayston, Tiffany
Hamilton, Sheilagh Anne
Hefkey, Alanna
Ironside, Mark
Kato, Barb

Kondra, Pete
Lehtonen, Raili
Maxwell, Courtney
Mcnicholl, Robert
Miller, Rohan
Mitchell, Lianne
Perez, Juan David Algarin
Pinilla, Mauricio Matallana
Rawlins, Jane
Richardson, Stacey
Rodriguez, Lourdes Jeamileth Cordova
Sheppard, Brittney
Sheppard, Lisa
Stencoane, Iren Bianca
Stockwell, Katie
Zekirov, Merime
Zekirov, Mevlut