



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

File Number: LTB-L-085699-25

In the matter of: 8 Delaware Avenue, Guelph, Ontario, N1E 3V4

Between: Lucia Ventresca Landlord
Francesco Ventresca

And

Refer to attached Schedule 2 Tenants

Lucia Ventresca and Francesco Ventresca (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 0.69%.
3. I have accepted the Landlord’s amended application filed with the Board on November 10, 2025.
4. 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.

The Calculated Increase – Schedule 1 D – Annual Rent Versus Monthly Rent

5. The Landlord filed a submission on February 26, 2026 raising questions about the calculated increase noted in the Tenant Guide, being 0.06%. In their submission, they note that the annual rent is \$143,364.80. This is the same

value that the Landlord noted in Schedule 1 D of their application in both Column 2 and 3. However, the values that are required for Columns 2 and 3 are monthly values. As a result, the calculated increase reflected in the Tenant Guide was not accurate. As such, the monthly values have been used to calculate the increase, which is changed from 0.06% to 0.69% as set out above.

6. For clarity, the Act is clear that the Landlord is limited to increase the rent to the lesser of the increase amount granted by this Order or the amount set out in their Notice of Rent Increase.

It is ordered that:

1. The Landlord may increase the rents charged by 0.69% 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.

May 7, 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:

8 Delaware Avenue, Guelph, Ontario, N1E 3V4

2	5	7	9	11
4	6	8	10	

Schedule 2 - Tenants who are Affected by this Order:

Beaudrau, Donald
Hinds, John
Innocente, Elio
Kennedy, William
Machen, Gary
Mason, Sandra
Pitche, Ruby
Sayer, Alexandra
Thompson, Darcy
Varty, Debbie
Waldron, Margaret