



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

File Number: LTB-L-002674-25

In the matter of: 1015 Orchard Road, Mississauga, Ontario, L5E
2N5

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. The Board received submissions from the Landlord and the Tenants: Juliana Natalie Catalano – Unit 204, Robert Carmen (Bob) Miller – Unit 605.

It is determined that:

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 0.18%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on February 24, 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: 102, 104, 205, 207, 302, 303, 401, 406, 407, 408, 504, 505, 508, 608, 702 and B1.
4. The Certificate of Service filed by the Landlord on February 24, 2026, list 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:

Daniel King, Cheryl Lynn Collier and Danny Gerald Kevin Collier.

5. The first effective date of the rent increase above the guideline is April 1, 2025.

The Tenant Guide

6. The Tenant residing in Unit 204 submits that they received “a letter of a written hearing regarding a rent increase” but that the notice did not specify what the rent increase will be and was seeking information on these details.
7. On February 24, 2026, the Landlord filed their Certificate of Service which provides that the affected Tenants, including Unit 204, were mailed the Notice of Hearing package on February 20, 2026. Pursuant to Rule 3.9(a) of the Landlord and Tenant Board Rules of Procedure, a document is considered served on the fifth day after mailing. As such, the Notice of Hearing package was served on February 25, 2026.
8. The Tenant Guide is part of the Notice of Hearing package. That document provided, in addition to other information, that the highest rent increase that could be ordered by the Board in this instance is 0.18%.

Financial Hardship

9. The Tenant residing in Unit 605 submits that they are on a fixed income and that the Board should consider financial hardship to Tenants caused as a result of any increase granted.
10. Pursuant to subsection 205(2) of the Act where the Board makes an order for a rent increase above the guideline and that order is made more than three months after the first effective date of a rent increase in the order, the Board may permit a tenant to pay the Landlord the amount owing in monthly instalments.
11. Given that this order will issue more than three months after the first effective date of the above guideline rent increase herein, I am permitting the Tenant residing in Unit 605 to pay any amounts owing to the date of the order in 5 monthly installments starting 30 days from the issuance date of this Order.
12. As always, if the Landlord is amenable to a longer repayment plan for those Tenants facing financial hardship that remains within the Landlord’s discretion.

It is ordered that:

1. The Landlord may increase the rents charged by 0.18% 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 shall pay to the Tenants any sum of money that is owed as a result of this order within 60 days of the date of this order.
5. The Tenant residing in Unit 605 shall pay any amount owing to the Landlord as a result of this order in 5 monthly installments beginning 30 days from the issuance date of this order.
6. For all other Tenants, they shall pay to the Landlord 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 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

1015 Orchard Road, Mississauga, Ontario, L5E 2N5

101	202	304	403	506	605	705
105	203	305	404	507	606	706
106	204	306	405	601	607	707
107	206	307	501	602	701	708
108	208	308	502	603	703	B2
201	301	402	503	604	704	

Schedule 2 - Tenants who are Affected by this Order:

Almirante, Dannilo A.	Galazka, Marcin	Pooke, Emily
Almirante, Dave	Haughton, Karen Ann-Marie	Pooke, Rebecca
Annis, Brittney Ellen	Hawke, Andrea	Potter, Corey Andrew
Barlow, Dylon Michael Bryan	Henderson, Carol	Potter, Gary J.
Barlow, Shanene	Henderson, Colin Timothy	Raymond, Lori Lynn
Beaudry, Adam Richard	Kneller, Anne	Reid, Brittney
Joseph	Kneller, Paul	Schuster, Diane M.
Beaudry, Deanna Frances	Koyzan, Crystal Lynn	Schuster, Herbert Josef
Behan, Thomas	Krajnovic, Danira	Seal, Sheree Elaine
Bone, David	Lach, Joanna Krystyna	Semple, Jonathan James
Catalano, Irene	Lach, Mateusz	Sheldrake, Edward
Catalano, Juliana Natalie	Leroy, Matthew	Smith-Bone, Susan
Cepenjor, Ivan	Leroy, Wayne Joseph	Sobreo, LeeAnn C.
Cobb, Amanda Elizabeth	Macgillivray, Jeffery	Supportive Housing In Peel,
Collins, Melissa Frances	Macgillivray, June	Supportive Housing In Peel, .
Crewe, Marilyn	Maclachlan, William	Supportive Housing in Peel, .
Davey, Brian Paul Lorin	Miller, Robert Carmen	Thompson, Denise Lee Anne
Dempster, Kelly Jean	Murphy, Richard	Tobin, Kevin Michael
Dempster, Leslie	Nelson, Lola Cathy	Tobin, Kevin Michael
Dutton, Steve C.	Nelson, Tre Joseph	Tobin, Shyla
Ellis, David	Oleniak, Nadia	Ullah, Ehsan
Ellis, Joseph	Payne, Rick	Velebir, Lorie Lynn
Fonseca, Daniel Almeida	Payne, Timothy Robert	Wilding, Lesley
Gabow, Darcy Lee Anthony	Peddle, Brian	Wyciskiewicz, Joseph
James	Peddle, Jamie	Wylie, Laurel June
Gabow, Patrick T. Larry	Pooke, Barbara	Yinus, Ibrahim Babatunde