



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

File Number: LTB-L-009959-26

In the matter of: 650 Parkhill Road West, Peterborough, Ontario,
K9J 6N6

Between: Aon Inc. Landlord

And

Refer to attached Schedule 2 Tenants

Aon 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 0.60%. This increase is to be taken in the first year.
3. The first effective date of the rent increase above the guideline is May 1, 2026.

It is ordered that:

1. The Landlord may increase the rents charged by 0.60% 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 May 1, 2026, to April 30, 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 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:

650 Parkhill Road West, Peterborough, Ontario, K9J 6N6

101	201	302	402	502	603	704	PH3
102	202	303	403	503	604	705	PH4
103	204	304	404	505	605	706	
104	205	305	405	506	701	G1	
105	206	306	406	601	702	PH1	
106	301	401	501	602	703	PH2	

Schedule 2 - Tenants who are Affected by this Order:

Barnett, Paul
Beaver, Brian
Blair, Douglas
Bowers, Kenneth
Brown, Andrea
Bull, Shannon
Byrne, Adele
Calder, Susan
Cisco, Gloria
Cisco, Scott
Cox, Marion
Curry, Faye
Deschenes, Aline
Doherty, Karen
Foote, Jennifer
Foote, Kim
Ford, Lilianne
Graham, Carol
Graham, David

Gray, William
Guest, Lynda
Heale, Agnes
Heale, Harold
Hutchison, Cathy
Johnston, Kimberley
Johnston, Marilyn
Jones, Karen
Jones, Randy
Karas, Ivy
Marno, Beverley
Maron, Barbara
Morrison, Linda
Nelson, Mary
Noble, Sandra
Ormshaw, Sue
Pearce, Glenn
Pearce, Gordon
Pearce, Margaret

Prentice, John
Prentice, Rose
Ready, Susan
Reynolds, Carol
Riddolls, Joan
Robertson, Debbie
Robertson, Sandy
Roestenberg, Hank
Ryder, Carl
Ryder, Mary
Sabourin, Rita
Shtepa, Nataliya
Shtepa, Sergii
Suhr, Thomas
Tessier, John
Usher, Sandy
Varrin, Janice
Wallwork, Maureen