



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

File Number: LTB-L-009969-26

In the matter of: 630 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 0.59%. This increase is to be taken in the first year. 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 0.59% 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:

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

101	202	302	403	503	603	703	PH2
102	203	303	404	504	604	704	PH3
103	204	304	405	505	605	705	
104	205	305	406	506	606	706	
105	206	401	501	601	701	G1	
201	301	402	502	602	702	PH1	

Schedule 2 - Tenants who are Affected by this Order:

Ashton, Lois	Grant, Carol	Mcknight, William
Ashton, Sheila	Hamilton, James	Miron, Loretta
Avon, Charlene	Harmatare, Juri	Mrazik, Dolores
Boruta, Martin	Harmatare, Kristine	Neal, Phyllis
Boyt, Alan	Harrison, Gordon	Nguyen, Ngoc
Boyt, Linda	Herrington, Jack	Oliver, Arthur
Bray, Louise	Herrington, Mary	Roberge, Pamela
Bruce, Gary	Jenish, D'arcy	Rutherford, Allison
Burton, George	Kingston Health	Smith, Kathleen
Campbell, Lorna	Sciences, Queen's	Todd, Alex
Connor, Cathy	University at	Todd, Jayne
Coppaway, Susanne	Lonsberry, Dawn	Twohey, Douglas
Dalzell, Stephen	Lonsberry, Lola	Twohey, Estelle
Dudek, Darwin	Maar, Ursula	Watt, Helen
Forde, Catherine	Macinally, Joanne	Whiteman, Brenda
Foster, James	MacNeil, Cate	Wooldridge, Myla
Govan, Douglas	McDonald, Bonnie	Yantha, Gladys
Govan, Monika	McDonald, David	
Grady, Fred	McKnight, Myrna	