



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

File Number: LTB-L-010087-26

In the matter of: 235 King Street, Peterborough, Ontario, K9J 7T4

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:

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 0.86%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on March 16, 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 unit: 516.
4. 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 0.86% 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:

235 King Street, Peterborough, Ontario, K9J 7T4

101	201	214	310	406	502	516	612
102	202	215	311	407	503	601	613
103	203	216	312	408	504	602	614
104	204	301	313	409	505	603	615
105	205	302	314	410	506	604	616
106	207	303	315	411	507	605	
107	208	304	316	412	508	606	
108	209	305	401	413	509	607	
109	210	306	402	414	510	608	
110	211	307	403	415	511	609	
111	212	308	404	416	512	610	
112	213	309	405	501	514	611	

Schedule 2 - Tenants who are Affected by this Order:

Allday, Frank	Graham, William	O'Brien, Susan
Allday, Shirley	Haines, Denise	O'toole, Frank
Amer, Geoffrey	Haines, Robert	Parks, Janine
Ansell, Mary	Hartjes, Andy	Payne, Darlene
Armitage, Ian	Helmer, David	Pollock, Glenda
Barry, Mario	Herd, Carolyn	Prear, Irene
Bartlett-Page, Ann	Hill, Lloyd	Quimper, Robert
Beatty, Loraine	Hogan, Gail	Rasmussen, Derek
Branson, Rosemarie	Ivanova, Kaleriya	Richardson, Leslie
Bronson, Robert	Ivanova, Sergey	Rose, Douglas
Brown, Steven	Jackson, Ronald	Rose, John
Bruce, Karen	Jarvie, Herbert	Rose, Paula
Bryan, Francine	Jenkins, Lyle	Schweigert, Helen
Buchan, Andrew	Jones, Bryan	Semple, Dianne
Budd, Sharron	Jones, Salvacion	Sirof, Donald
Cabral, Maria	Kellett, Nancy	Slyfield, Sally
Chamberlain, Robin	Kennedy, Jane	Storey, Nancy
Chambers, Marissa	Killingbeck, Gary	Tait, Karen
Cole, Jane	King, Heather	Tanner, Jane
Cole, Robert	Kossmann, Karsten	Thompson, Jacqueline
Collins, Michael	Lalande, Nicole	Thompson, Karen
Comtois, Michael	Lang, Kathleen	Thompson, Trudy
Cousineau, Kim	Levere, Debra	Todd, Marilyn
Dicarlo, Jacqueline	Lopes, Victor	Waines, Darlene
Dunk, Lise	Loucks, Lori	Wakefield, Kathleen
Dwyer, Patricia	Maclellan, James	Wareham, Edna
Emerson, Mary	Manuel, Richard	Wareham, Lindbergh
Fitzsimmons, Mary Ann	Mattless, James	Whittaker, Nancy
Floyd, Ben	Milne, Marcia	Wilson, Susan
Foley, Matt	Moore, Rosemarie	Wing, Henry
Gill, Michelle	Murphy, Catherine	Wing, Linda
Glenn, John	Murphy, James	
Godfrey, Charles	Newmaster, Peter	