



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

File Number: LTB-L-016480-25

In the matter of: 1177 BLOOR STREET EAST, MISSISSAUGA,
ON, L4Y 2N9

Between: Applewood On The Park Holdings Inc. c/o Landlord
Quadreal Residential Properties GP Inc

And

Refer to attached Schedule 2 Tenants

Applewood On The Park Holdings Inc. c/o Quadreal Residential Properties GP 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 Tenant, Enid Grant – Unit 817.

Landlord's Supporting Documents

1. The Tenant residing in Unit 817 submits that the Landlord has not provided the full documentation including "official tax bills and a clear breakdown of the increase". They further submit that there is no documentation to confirm whether amounts claimed include penalties, interest, late fees, or other non-eligible municipal charges which are non-eligible municipal charges. Through their submission
2. In an application for an above guideline increase due to an extraordinary increase in municipal taxes, the Landlord must provide evidence of their final tax amounts owing for the Reference and Base Year, and proof of payment. I have reviewed the Landlord's final tax bills for Reference and Base Years and I am not satisfied that there are any costs that fall outside those permitted under the Act. Likewise, the Board considers whether there was an extraordinary increase in municipal taxes, as described in this Order below, and calculates the increase in accordance with the Rules set out under s. 29 of O. Reg. 516/06.
3. The Landlord filed their Certificate of Service on March 5, 2026, noting that the Tenant was served with the Notice of Hearing package on March 3, 2026 by placing the document under the door of the rental unit or through a mail slot in the door. The Notice of Hearing package also contains their application, which I

note included their supporting documents being their final tax amounts owing and proof of payment. The Notice of Hearing contains information about how to access the application, supplementary evidence, in addition to how to participate in these proceedings. As such, the information needed to participate in these proceedings including information on how to obtain the Landlord's supporting materials was available to the Tenant.

It is determined that:

Municipal Taxes and Charges

4. 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).
5. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.03%. This increase is to be taken in the first year.
6. The Certificate of Service filed by the Landlord on March 5, 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: 100, 101, 102, 103, 105, 200, 201, 203, 208, 304, 305, 306, 312, 403, 405, 408, 412, 415, 500, 501, 602, 604, 617, 702, 704, 705, 708, 709, 712, 800, 804, 805, 815, 900, 907, 1001, 1005, 1014, 1104, 1112, 1114, 1115 and 1116.
7. The Certificate of Service filed by the Landlord on March 5, 2026, 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: Ken Manery, Shirley Calhoun, Marianna V. Rott and Viktoriia Davydova.
8. The first effective date of the rent increase above the guideline is June 1, 2025.

Allocation of Costs

9. The Tenant residing in Unit 817 submits that the Landlord has not provided any explanation of how the total increase is being allocated among Tenants and requests that the Landlord "provide a detailed explanation of the methodology used to determine each Tenant's share.

10. For clarity, in keeping with the intent of the Act, any increase is calculated based on the total rent revenue of all the units in the residential complex and then each unit is allocated a portion of the increase. Only those units that the Landlord identifies as “affected” will actually receive the increase.

Elevators

11. The Tenant residing in Unit 817 submits that there are ongoing maintenance and accessibility concerns in the residential complex which affect the Tenants, noting that “Despite representations that the building would be accessible, there have been issues affecting the use of essential services, including: Elevators being out of service [...]”.
12. In reply, the Landlord submits that the elevators are in good working order and are maintained pursuant to a contract that provides inspections, maintenance, repairs, and response to any issues arising.
13. I note that the Landlord’s application provides that there are no outstanding work orders relating to one or more elevators in the residential complex including that there are no orders under s. 21 of the *Technical Standards and Safety Act, 2000* (the “TSSA”) relating to any elevator in the residential complex.
14. Pursuant to s. 126(12.1) of the Act, if the Board finds that the Landlord has not completed items in a work order pertaining to an elevator in the residential complex, including an order under s. 21 of the TSSA and/or an order by the Board for the Landlord to do specified repairs, replacements or other work, within the required time period for compliance, the Board must either dismiss the application, or delay any increase until the Board is satisfied that the Landlord has completed all work pertaining to the elevators under any orders as noted above.
15. While I understand why periodic disruptions in elevator service due to elevator issues is important to the Tenants residing in the residential complex, for the purposes of this application, the question which must be answered is whether the Landlord is currently in compliance with any order issued as described above.
16. Notwithstanding that the Tenant has raised that there “*have been issues*” (*emphasis added*) affecting the use of the elevators, there is no evidence before me that the Landlord is currently not in compliance with a work order, as noted above, pertaining to the elevators. The Landlord submits that the elevators are in good working order and maintained under a maintenance contract.
17. The Tenant(s) may seek legal advice on issues pertaining to disruptions in elevator service due to maintenance and impacts to Tenant accessibility and may file their own application with the Board in respect those issues.

Out of Scope Submissions

18. The Tenant residing in Unit 817 made submissions on matters which, while I understand are important to the Tenant, are not matters which the Act permits me to consider on the hearing of this application. Specifically, the Tenant raises accessibility related concerns pertaining to the elevators being out of service, accessibility for individuals with mobility needs, and difficulties accessing transportation services due to building access limitations resulting in missed medical and other appointments.
19. In reply, the Landlord submits that they have checked their records and have no record of any of the noted issues raised by the Tenant, but that they will investigate an address any issues if necessary.
20. Although the Tenants may feel it is unjust, the Board is a creature of statute charged with applying the law as written. Section 126 of the Act specifically provides that a Landlord may apply for an AGI for an extraordinary increase in the cost for municipal taxes and charges for the residential complex or any building in which the rental units are located. This application does not contain any claimed capital expenditures. The Board cannot stop the Landlord from exercising its right to apply for an above guideline rent increase.
21. The Tenant is not prevented from seeking legal advice concerning the accessibility issues and filing their own application(s) with the Board.

It is ordered that:

1. The Landlord may increase the rents charged by 0.03% 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 June 1, 2025, to May 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 11, 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:

1177 BLOOR STREET EAST, MISSISSAUGA, ON, L4Y 2N9

104	212	401	508	611	806	910	1017
106	214	402	509	612	807	911	1101
107	215	403	510	614	808	912	1102
108	217	404	511	615	809	915	1103
109	300	406	512	700	811	917	1105
110	301	407	514	701	812	1000	1106
111	302	409	515	703	814	1002	1107
112	303	410	517	706	815	1003	1108
115	307	411	600	707	817	1004	1109
202	308	414	601	710	901	1006	1110
204	309	417	603	711	902	1007	1111
205	310	502	605	714	903	1008	1117
206	311	503	606	715	904	1009	
207	314	504	607	717	905	1010	
209	315	505	608	801	906	1011	
210	317	506	609	802	908	1012	
211	400	507	610	803	909	1015	

Schedule 2 - Tenants who are Affected by this Order:

Alganaraz De Ocampo, Silvia	Ford, Lianne	Obusan, Alvin
Alibasic, Amira	Gallant, Carol	Obusan, Josefina
Almeida, Danny	Gallant, Peter	Obusan, Marjorie
Badger, David	Gayle, Harold	Olaer, Josefina
Badger, Theresa	Gayle, Phyllis	Oneill, Kevin
Baldowski, Alicia	Giannini, Marcus	Oreilly, Mary
Baldwin, Donna	Givans, Whitney Shasa Lee	Pallotta, Christina Lynn
Bargan, Enrique	Gorbatiuk, Mykhailo	Pallotta, Micheal
Bargan, Maria Victoria	Gorham, Andrew	Pearce, James
Barroeta Guillen, Elias	Grant, Enid	Pearce, Lynda
Baxter, William	Gray, Elizabeth	Peric, Zarko
Beaton, Francis	Griffiths, Sandra	Pham, Tam
Beattie, Chris	Guzman, Emily	Pickering, Robert
Benoit, Karen	Ham, Clarence	Popov, Nazar
Bernard, Anthony	Hrynchyshyn, Ivanna	Potter, Kathleen
Bogie, Edward	Hrynda, Mykhailo	Prioriello, Pietro
Boiarskyi, Vasyl	Hrynda, Nadiia	Pyke, Thelma
Bradley, Elizabeth	Jackson, Doreen	Ramirez, Fliertylynn
Calhoun, Janet	Janjua, Sabiha	Caburnay
Campbell, Christopher	Kalnii, Mykhailo	Ramirez, Pablita
Campbell, Marsha	Kaschenko, Kyryl	Ramirez, Ramir
Cappelletti, Debbie	Keller, Sandra	Reid, Airen
Carney, Maureen	Kertcher, Kathleen	Riccardi, Jennifer
Caselle, Filomena	Khawja, Alexander	Riess, Roxanne
Cavalcante, Nancy	Kirk, Sheila	Roberts, Jessica
Chamanadjian, Antonello	Lah, Leedine	Rocheleau, Dave
Corlett, Jane	Lah, Shannon	Rozario, Rebecca
Correa Diaz, Andres	Leather, William	Ruiz De Merlo, Maria
Covert, Beverley	Leduc, Arthur	Rumley, David
Curkan, Babra	Leduc, Judith	Sabbione, Sergio
Danisch, Wilfred	Leprich, Linda C	Sage, Alexandra
Dilella, Michael	Lompas, Ivan	Sage, Scott
Directo, Estela	Lompas, Nazar	Salidzik, Hajrudin
Dolinskyy, Orest	Lompas, Oleksandra	Samson, Carol
Dombrowska, Dominik	Lozada, Jay Lord	Samson, Samuelex
Dombrowska, Irena	Luty, Ann	Saunders, Margaret Carolyn
Dorothy, Macleod	Macleod, Blair	Seligman, Joy
Douglass, Michael	Magat, Jenifer	Seng, David
Fallis, Dianne	Manery, Donna	Seshachalam, Shalini
Fang, Shao Ping	Mason, Nancy	Sexton, Norma
Farhadiyousefabad, Saeed	Mauricette, Nancy	Sexton, Paul
Farrell, Agnes	Meneses, Anne	Sexton, Tracy
Fok, Roman	Mielen, Frances	Shamanska, Tetiana
	Mohamed, Saib	Sherwood, Chanelle

Silva, Alexis
Silva-Reis, Marisa
Sittol, Jascinth
Sparling, Carol
Starcevic, Anna
Steel, John
Summers, Norma
Swaby, Jennifer
Swaby, Raymond
Szczesny, Tadeusz
Talic, Rasiha
Talic, Tahira
Tang, Wei
Thirugnanam, Vijay
Thomas, Arthur

Thomas, Nancy
Thompson, Maria
Timar, Adrienne
Torres, Flordeliza
Torres, Ramon A.
Tran, Khai
Trask, Deborah
Underhill, Blake
Valentine, Janis
Viau, Christine
Viau, Monique
Virgilio, Donny
Virgilio, Tammy
Ward, Marie
Wenzel, Karen

Whelen, Jeffrey
Whitehead, Duncan
Whitney, Geordie
Whitney, Joan
Wickham, Carol
Wilmot, Sean
Yarmal, Obaidullah
Yates, John
Zach, Monica
Zimmerman, Carol
Zivkovic, Jelena
Zubair, Alez
Zubyk, Eugenia