



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-057712-23

In the matter of: 360 Caron Avenue, Windsor, Ontario, N9A 5B2

Between: Skyline Living Landlord

and

Refer to attached Schedule 2 Tenants

Skyline Living (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.

A Case Management Hearing took place by videoconference on January 13, 2026.

The following parties attended the hearing: Heather Waese – Landlord's Legal Representative; Julia Wallace – Supervisor; Michelle Beaton – Property Manager; and several Tenants.

The Certificate of Service filed by the Landlord on December 8, 2025 indicates that some rental units listed in the application were not served with the application and notice of hearing. The Board 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: 403.

The Certificate of Service filed by the Landlord on December 8, 2025 indicates that some Tenants listed in the application were not served with the application and notice of hearing. The Board shall therefore amend the application by removing the Tenants as parties. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to the following Tenant: Julie Normand of unit 505.

At the Case Management Hearing the parties agreed to the following:

1. The maximum rent increase above the guideline because of capital expenditures is 6%. This increase is for the following capital expenditures:
 - a. Elevator modernization; and
 - b. Penthouse cladding.
2. Where the Landlord's application requests an increase of 6.26%, the maximum increase above the guideline for these units is 6%. This increase is to be taken

as follows: 3% in the first year; and 3% in the second year.

3. The weighted useful life for the capital expenditures is 16 years.
4. The first effective date of the rent increase above the guideline is September 1, 2023.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 6% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken as follows:
 - a. The Landlord may increase the rents charged by 3% within the time period of September 1, 2023 to August 31, 2024; and
 - b. The Landlord may increase the rents charged by 3% within the time period of September 1, 2024 to August 31, 2025.
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 12, 2026
Date Issued

Angela McLaughlin
Hearings Officer, 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. The landlord may increase the rent charged by the ordered increase within the time period specified if at least 12 months have passed since the last rent increase or since the tenant moved in, and if the landlord has given the tenant at least 90 days proper Notice of Rent Increase. Any part of the ordered increase

that is not taken within the time period specified cannot be added to subsequent rent increases in subsequent time periods.

2. 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.
3. 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. Refer to Schedule 3 for information about the date and amount of the rent reduction.
4. The annual guideline for 2023 is 2.5%, for 2024 is 2.5%, and for 2025 is 2.5%.

Schedule 1 - Units affected by this Order:

201
202
203
205
206
301
303
304
305
401
405
406
502
503
504
505
506
601
604
605
606
701
702
703
704
705
706
801
803
804
806
901

Schedule 2 - Tenants who are Affected by this Order:

Adel Mughrbel, Mustafa
Adia, Khadija Hassan
Bedal, Elizabeth
Brandt, Morgan
Brejawi, Irtehab
Canadian Mental Health Association
Charles, Yolanda
Chartrand, Anthony
Desmarais, Julia
Dunn, Kathy
Gonzalez Acero, Gabriel
Hardik, Panchal
Hussein, Mohammed
Issa, Zainab Hassan
Jillard, Kathryn
Kaushik, Charu
Kechego, Jaimie
Kralani, Gulfidan
Kralani, Sami
Lacroix, Cody
Laprise, Regan
Macdonald, Janice
McArthur, David
McArthur, Tammy
McGrath, Gerald
Menzies, Heather
Moore, Bruce
Moustafa, Magda
Mozaffari, Saeed
Omar, Mohamad
Patel, Hiteshkumar
Patel, Nilamben
Patel, Riteshkumar
Patel, Vaishall
Perdigon Zorrilla, Paula
Perigny, Bernice
Robinson, Michael
Skinner, John
Stewart, Samantha
Thompson, Devon

Schedule 3 - Rent Reduction related to Capital Expenditures:

A. Date of Rent Reduction

If the Tenant's rent is increased based on capital expenditures during the period 2023 then:

The date of the rent reduction will be the day before:

- the date of the Tenant's first rent increase under this order, plus
- the number of years for the weighted useful life for capital expenditures for the unit (set out in the order).

Example:

If the Tenant's rent was increased on June 1, 2021 and the weighted useful life for capital expenditures is 10 years, then the rent will be reduced on May 31, 2031.

If the Tenant's rent was *not* increased based on capital expenditures during the period 2023 but was increased during the later periods set out in the order then:

The date of the rent reduction will be the day before:

- the First Effective Date of Rent Increase in this order, plus
- the number of years for the weighted useful life for capital expenditures for the unit (set out in the order).

Example:

If the first effective date of increase in this order is April 1, 2021 and the weighted useful life for capital expenditures is 10 years, then the rent will be reduced on March 31, 2031.

B. Amount of Rent Reduction

If the Tenant's rent is increased by the total percentage increase set out in this order then:

The rent must be reduced by the total percentage increase set out in this order for capital expenditures.

If the Tenant's rent is *not* increased by the total percentage increase set out in this order then:

The rent must be reduced by an amount determined in accordance with the prescribed rules which may be equal to or less than the total percentage increase set out in this order for capital expenditures.