



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-012535-24

In the matter of: 8575 Riverside Drive East, Windsor, ON, N8S 1G2

Between: TERRACORP MANAGEMENT INC. Landlord

and

Refer to attached Schedule 2 Tenants

TERRACORP MANAGEMENT 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.

A Case Management Hearing took place by videoconference on March 24, 2026.

The following parties attended the hearing: Mr. Paul Cappa, Landlord representative, Ms. June Purres, Landlord representative, Ms. Ashley Martin, Landlord agent. Tenant, Unit 502, Mr. Negritzi.

The Certificate of Service filed by the Landlord on March 2, 2026, 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 units: 109, 201, 203, 205, 206, 209, 307, 309, 310, 312, 314, 403, 405, 409, 413, 504, 516, 605, 612, 701, 707, 709, 711, 713, 716, 802, 803, 804, 807, 902, 906, 907, 910, 1001, 1003, 1009, 1013, 1105, 1106, 1107, 1110, 1115, 1202, 1207, 1208, 1212, 1301, 1307, 1310 and 1401.

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

1. The maximum rent increase above the guideline because of capital expenditure is 1.95%. This increase is for the following capital expenditure:
 - a) Elevator Modernization.
2. Where the Landlord's application requests an increase of 1.96%, the maximum increase above the guideline for these units is 1.95%. This increase is to be taken in the first year.
3. The weighted useful life for the capital expenditure is 15 years.

4. The first effective date of the rent increase above the guideline is June 1, 2024.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 1.95% 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, 2024 to May 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 120 days of the date of this order.

May 12, 2026

Date Issued

Suzy Franklyn

Dispute Resolution 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 the Tenant 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 2024 and 2025 is 2.50%.

Schedule 1 - Units affected by this Order:

111	416	715	1108
207	501	806	1109
208	502	809	1111
210	503	810	1112
211	508	811	1113
212	509	813	1114
214	511	814	1201
215	514	815	1203
216	601	901	1204
301	602	908	1206
303	603	912	1211
304	606	913	1213
305	607	914	1214
306	608	915	1215
311	609	916	1216
315	610	1005	1302
316	611	1006	1303
401	614	1007	1304
404	616	1010	1306
406	703	1011	1311
407	704	1012	1312
408	705	1014	1313
410	708	1016	1314
414	710	1101	
415	712	1104	

Schedule 2 - Tenants who are Affected by this Order:

Altun, Yesim	Hilmer, Sean	Peters, Gary
Alzner, Judith	Hunt, James	Peterson, Jason
Anderson, Elsie May	Jeftic, Miroslav	Petrevan, Sue
Baker, Kipp	Jones, Audley	Pfaff, Jonathan
Blokker, Christopher	Kennedy, Richard	Pfeifer-O'Connor, Dara
Bolduc, Dave	Kharazi, Nima	Querin, Richard
Bryne, Michele	Kilts, Thomas	Rainville, Steven
Calcutt, Cristine	Konrad, Catherine	Reeb, Len
Campbell, Avenel	Kunca, Helen	Renaud, George
Campbell, Sylvia	Labute, Lucas	Riccardi, Francesco
Chouinard, Monique	Laforest, Dora	Riseboro, Tyler
Clarke, Krista	Laforest, Lawrence	Roe, Brendan
Coral, Dario	Lalonde, Kevin	Rupert, Kimberly
Cornwall, Glen	Larsh, Victoria	Sampson, Lynn
Costa, Lucia	Leene, Eric	Schneider, Kenneth
Cover, Antonio	Lemire, Roger	Schroeder, Sandra
Dang, Susan	Lengyel, Holly	Scott, Michelle
Dick, Marylou	Lengyel, Marie	Simard, Marlain
Drouillard, Sandra	Letourneau, Gloria	Smith, George
Dupuis, Jennifer	Magri, Samantha	Soltis, James
Durda, John	Marleau, Barbara	Soulliere, Phillipe
Durocher, Lawrence	Maxwell, Peter	Spurdza, Joseph
Essery, Susan	McQuire, John	Stennick, Michael
Fedun, Brenda	McQuire, Kim	Stubbington, Sharon
Ganton, Allen	McRae, Dave	Sutcliffe, Sarah
Ganton, Linda	Mills, Anne	Taragachoff, Thomas
Gerard, John	Mittal, Pratyaksh	Tessier, Melody
Gerard, Lisa	Montreuil, Louise	Tessier, Trudy
Girimonte, Colleen	Munroe, Robert	Tewolde, Filmon
Godin, Pauline	Murphy, George	Tremblay, Eric
Gorski, Jarek	Murray, Alycia	Truman, Joseph
Grdic, Jennifer	Murray, Dean	Turner, John
Guarasci, Ryan	Nantais, Paul	Wazny, Sharron
Gurdebeke, Robert	Negrutzi, Alex	Williston, David
Hawks, Scott	Niziolek, Larry	Williston, Richard
Henderson, Richard	Parent, Bradley	Wilshire, Carole
Herbert, Elizabeth	Parr, Irene	Woodman, Mary
Herbert, Lisette	Parr, Raymond	
High, James	Pennington, Roberta	

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 2024 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 2024 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.