



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-066120-23

In the matter of: 306 Balsam Street, Thunder Bay, Ontario, P7A
5N7

Between: Vincenza (Joanne) Nigro Landlord

And

Vincenza (Joanne) Nigro (the 'Landlord') applied to the Landlord and Tenant Board (LTB) 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 11, 2026.

The following parties attended the hearing: the Landlord, Vincenza (Joanne) Nigro and the Tenant, Michelle Launderville.

The Certificate of Service filed by the Landlord on February 10, 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 unit: 20.

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

Municipal Taxes:

1. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is **0.10%**. This increase is to be taken in the first year.

Capital Expenditures:

2. The maximum rent increase above the guideline because of capital expenditure is **1.16%**. This increase is for the Replaced Water Line and Installation of Water Back-up.
3. Where the Landlord's application requests an increase of 1.16%, the maximum increase above the guideline for these units is **1.16%**. This increase is to be taken

in the first year.

4. The weighted useful life for the capital expenditures is 25 years.
5. The first effective date of the rent increase above the guideline is April 1, 2024.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by the percentage increases and within the time periods set out in Schedule 3.
2. The percentage increase set out in Schedule 3 may be taken in addition to the annual guideline in effect on the increase date for the unit.
3. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 30 days of the date of this order.

May 13, 2026
Date Issued

Rachael Kukoyi
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 4 for information about the date and amount of the rent reduction.

4. The annual guideline for 2024 is 2.5% and for 2025 is 2.5%.

Schedule 1 - Units affected by this Order:

11
12
14
16
21
22

Schedule 2 - Tenants who are Affected by this Order:

Boulay, Jacinthe
Cooke, George
Lamke, David
Launderville, Michelle
Matysiak, Donna
Phillips, Ron

Schedule 3 - Ordered Rent Increase Above the Guideline
First Effective Date of Rent Increase in this Order is April 1, 2024

The Landlord may increase the rent charged for the units affected by this order by the total percentages set out below and within the time periods set out below. These percentage increases may be taken in addition to the annual guideline in effect on the increase date for the unit.

For the period April 1, 2024 to March 31, 2025					
Rental Unit Address Name	% inc for Taxes	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
11, 306 Balsam Street	0.10%	1.16%	1.26%	25	1.16%
12, 306 Balsam Street	0.10%	1.16%	1.26%	25	1.16%
14, 306 Balsam Street	0.10%	1.16%	1.26%	25	1.16%
16, 306 Balsam Street	0.10%	1.16%	1.26%	25	1.16%
21, 306 Balsam Street	0.10%	1.16%	1.26%	25	1.16%
22, 306 Balsam Street	0.10%	1.16%	1.26%	25	1.16%

Schedule 4 - 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 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 Schedule 3).

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 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 Schedule 3).

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.