



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-032225-24

In the matter of: 560 Birchmount Road, Scarborough, Ontario, M1K
1P5

Between: Medallion Corporation Landlord

And

Refer to attached Schedule 2 Tenants

Medallion Corporation (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 May 7, 2026.

The following parties attended the hearing: the Landlord's legal representative Paul Cappa and the Landlord's agent Yvonne Yorke. The Tenants of the following units were also either present or represented at the hearing: 306, 504, 601, 702, 903, 1006, and 1201. The Tenant of unit 208 was present but left the hearing before the settlement discussions had concluded.

The Certificate of Service filed by the Landlord on April 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 units: 101, 402, 508, 706, 708, 1004, 1007, 1008, 1103, 1203, 1204, 1205, 1206, PH5, and PH8.

The Certificate of Service filed by the Landlord on April 10, 2026, 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 Tenants: Yonas Gebregergish and Richhpal Sindal.

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

1. The maximum rent increase above the guideline because of capital expenditures is 0.38%. This increase is for the following capital expenditures:
 - a. Main Floor and Lobby Renovation; and
 - b. Garage Ramp Paving
2. Where the Landlord's application requests an increase of 0.41%, the maximum increase above the guideline for these units is 0.38%. This increase is to be taken in the first year.
3. The weighted useful life for the capital expenditures is 15 years.
4. The first effective date of the rent increase above the guideline is August 1, 2024.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 0.38% for the units set out in Schedule 1.
2. The Landlord may increase the rents charged by 0.38% within the time period of August 1, 2024 to July 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 180 days of the date of this order.

May 13, 2026
Date Issued

Sandra Sabourin
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.

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 2024 is 2.50%, for 2025 is 2.50%, and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

560 Birchmount Road, Scarborough, Ontario, M1K 1P5

102	301	501	608	903	1107
104	303	502	701	907	1108
105	304	504	702	908	1201
106	305	505	703	1001	1207
107	306	506	704	1002	1208
201	307	507	707	1003	PH1
202	308	601	801	1005	PH2
203	401	602	802	1006	PH4
204	403	603	804	1101	PH6
205	405	604	805	1102	PH7
206	406	605	806	1104	
207	407	606	807	1105	
208	408	607	901	1106	

Schedule 2 - Tenants who are Affected by this Order:

Abebe, Yared	Gomes, Ella	Pottle, Lester
Abera, Eden	Grbremariam, Konjt Abate	Pottle, Marian
Abreham, Fiseha Beyene	Greene, Glenn	Prado, Del
Abreham, Selam Beyene	Hardwick, Raymond	Pugh, Richard
Alexander, Kenneth	Haripaul, Haripaul H.	Rameshwar, Marcella
Anderson, Danielle	Haripaul, Kunti	Reid, Winston
Bain, Philip	Henry, Molly	Rosales, Rhodora
Bateman, Kelly	Hurlock, Angela	Rosales, Rizalina
Bishop, Rosalind	Ikemsnachi, Okoro	Rowe, Natasha
Blackburn, Kenneth	Inkpen, Marion Pauline	Samuels, Bibi
Blades, Diane	Iturbe, Jorge	Samuels, Robert
Blades, Rodney L.	Jeremiah, Anthony	Sankar, Ashley
Bonnefin, Elijah	Kallu, Christine	Sheehan, Paul
Bonnefin, Jean Michel	Kelmendi, Adnan	Sinclair, Kelly
Bonnefin, Rayan	Koliaki, Mary	Singh, Nadia
Borland, David	Lacey, Margaret	Singh, Pratima
Burns, Carol	Lacey, Wayne	Singh, Ravindra
Burns, Ken	Leah, Deborah	Smith, Darlene
Caicedo, Adriana Martinez	Leblond, Lori	Smith, Darrell
Carranza, Daniel	Leblond, Terry	Starkes, Victoria
Carrera, Urania	Leblond, Tonya	Sym, June
Carter, Laurie	Lights, Patricia	Tesfay, Genet
Carter, Tina	Lrgaspi, Rizalyn	Thomas, Catherine
Clarke, Dale	Lue, Tanisha	Thomas, Chelsea
Clarke, Kathy	Lyons, Chris	Thompson, John
Clarke, Nicola	Mandal, Sandip	Tolete, Billy Jayzel
Clarke, Randy	Mapplebeck, Amber	Tsegai, Abraham
Collins, Darlene	Mcdonald, Vanna	Tu, Sen/Thi
Coyle, Austin	Mclachlan, Mathew	Turner, Kareen
Dinku, Sara	Md Mia, Salim	Uddin, Arif
Dwyer, Haniff Wayne	Mehrok, Chandni	Vibert, Robert
Edwards, Laura	Michael, Blevins	Vibert, Sabrina
Forsey, Jack Ryan	Ong, Maria	Vincent, David
Franch, Rufael	Ossissem, Hanane	Vincent, Ian
Gautreau, Carolann	Parvez, Mohammed	Wondwossen, Tessema
George, Vvry	Persaud, Cortnis	Yvonne, Zampaguita
Ghebreghiorghis, Rezene	Petkova, Dimitria	
Ghebremedhen, Sirak	Phillips, Michael	

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 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 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 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.