



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-008513-24

In the matter of: 301 Dixon Road, Etobicoke, Ontario, M9R 1S2

Between: GF II 301 Dixon Road Ltd. Landlord

and

Refer to attached Schedule 2 Tenants

GF II 301 Dixon Road Ltd. (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 19, 2026. The following parties attended the hearing on behalf of the Landlord: The Landlord's Representative, Patty Duwyn; the Landlord's Agents, Ashley Archer, Gaurav Jagtap, Bart Bortkiewicz, William Wang, and Anam Siddique. The following Tenants also attended: Keren Najarro (Unit 302) with Tenant Support, Alvaro Ceballos; Janet Hernandez (506); Victor Lopez (612); Afroditi Jones (705); Alfredo Ramirez (1015) with Tenant Support, Ingrid Ramirez; Liliana Arrubla (1404); Endora Ewen (1506); Luz Maria Contreras Johnson (1508); Markie Francis (1604); and Sukhdeep Grover (1715), agreeing on behalf of Tenant Virender Grover (1715).

The Certificate of Service filed by the Landlord on February 17, 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: 202, 306, 312, 403, 507, 604, 609, 801, 804, 807, 906, 910, 1010, 1103, 1106, 1211, 1405, 1603, 1705, and 1709.

The Board shall also amend the application to remove Humberto Valderrama as a Tenant in Unit 1108, and to include Francisco Gonzalez as a Tenant in Unit 1108.

The Tenant, Luz Maria Contreras Johnson of Unit 1508, has been severed from this application on consent of the parties. As a result, this consent order is not binding on Unit 1508.

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

1. The Tenant of Unit 1508, Luz Maria Contreras Johnson, is severed from this application and will proceed to a merits hearing.

2. Where the Landlord's application requests an increase of 4.72%, the maximum increase above the guideline for these units is **4.00%**. This increase is to be taken as follows: 3.00% in the first year; and 1.00% in the second year. The increase is for the capital expenditure:
 - a. Building Envelope & Balcony Rehabilitation.
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 May 1, 2024.
5. The Landlord is waiving the Above Guideline Increase portion of the rent owing by the Tenants for the period from May 1, 2024, through to April 30, 2026. The Landlord will not collect the outstanding amount for that period from Tenants who have not yet paid the Above Guideline Increase amounts and the Landlord shall credit those Tenants who have paid the Above Guideline Increase amounts. The waiver of the Above Guideline Rent Increase for the period May 1, 2024, through to April 30, 2026, does not affect the lawful monthly rent and commencing May 1, 2026, the Tenants shall pay the full lawful monthly rent, including the Above Guideline Increase portion of the rent resulting from this order.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 4.00% 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 3.00% within the time period of May 1, 2024 to April 30, 2025; and
 - b. The Landlord may increase the rents charged by 1.00% within the time period of May 1, 2025 to April 30, 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 shall credit any sum of money that is owed to the Tenants as a result of this order within 120 days of the date of this order.

5. Tenant Luz Maria Contreras Johnson of Unit 1508 is severed from this application and will proceed to a merits hearing.

May 13, 2026

Date Issued

Tanya Speedie

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 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:**301 Dixon Road, Etobicoke, Ontario, M9R 1S2**

201	505	805	1102	1503
204	506	806	1104	1504
205	508	809	1105	1506
206	509	810	1107	1507
207	511	811	1108	1509
208	512	812	1109	1510
209	515	814	1110	1511
210	516	815	1111	1514
211	601	816	1112	1515
214	602	901	1114	1516
215	603	902	1115	1601
301	605	903	1116	1604
302	606	904	1201	1605
303	607	905	1202	1606
304	608	907	1203	1607
305	610	908	1205	1608
307	612	909	1207	1609
308	614	911	1208	1611
309	616	912	1209	1614
311	701	914	1210	1615
314	702	915	1214	1616
315	703	916	1215	1701
316	704	1001	1216	1703
401	705	1002	1402	1704
405	706	1003	1403	1706
407	707	1004	1404	1707
409	708	1005	1406	1708
410	709	1006	1407	1709
411	710	1008	1408	1711
412	711	1009	1409	1712
414	712	1011	1410	1714
415	714	1012	1412	1715
416	715	1014	1414	
501	716	1015	1415	
503	802	1016	1416	
504	803	1101	1502	

Schedule 2 - Tenants who are Affected by this Order:

Abbot, Albert	Cinway, Rick	Galang, Mia
Albertini Guidugli, Mariana	Collins, Beverley	Gandhi, Ammar
Anderson, Troy	Connor-Debruin, Christine	Garcia-Acosta, Rudy
Araujo, Teresa	Dandie, Latoy	Gardin, Sandra
Arguedas, Brenda	Dandie, Rosemarie	Gastebled, Julien
Arrigo, Denisa	Patricia	Gervalla, Petrit
Arrubla, Blanca	Dangov, Kathy	Gervalla, Shefqet
Arrubla, Darlene	Darias, Jose	Gervalla, Shpesa
Arrubla, Liliana	Da Silva, Dustin	Gheribi, Amara
Baijunath, Sreeja	DaSilva, Isaura	Gillingham, Barry
Unnimaya	Debruin, Brandon	Gilroy, Candace
Baladi, Edward	Debruin, Peter	Girouard, Mathieu
Baltruweit, Sabine	Dema, Arben	Gonzalez, Francisco
Barasheva, Galina	Dema, Miranda	Gonzalez, Gloria
Barret, Tyron	Deuling, Kim	Grabowski, Rafal
Barrett, Delroy	Dewar, Kelly	Grace Sta.Ana, Elija
Barrie, Kadija	Deware, Kevin	Graham, Karen
Bartlett, Brian	Dheilily, Loriane	Grancieri, Caetano
Beasley, Mike	Diaz, Luis	Gabriel
Begolli, Vjosa	Dixon-Griffiths, Kerisha	Griffith, Cleve
Belanger, Stephanie	Dos Santos, Alejandro	Griffiths, Shane
Benjamin, Brad	Drover, Robyne	Grover, Sukhdeep
Berdini, Linda	Duguay, Marc	Grover, Virender
Bethley, Stanley	Dunphy, Pat	Grvalla, Perit
Billette, Frederic	Dwumaah, Richard	Haidary, Abdullah
Bilokrely, Nicholas	Eeg, Aslaug	Haidary, Sakina
Bisevac, Vitomir	Egal, Hamila	Haidary, Zahra
Blake, Jamera	Elbadan, Sarah	Hamilton, Sandra
Blandon, Martha	Ellis, Ryan	Hanley, David
Blandon, Oscar	Emini, Fahrije	Hanxharaj, Ervis
Borges Cardoso, Ilyak	Emini, Raif	Hare, Mark
Boulton, Philip	Ewen, Endora	Hartley, Cheryl
Bradley, Samantha	Fancy, Mark	Hartley, Harold
Brown, Arielle	Fernandez Fuentes, Amanda	Head, Brenda
Bynoe, Duane	Fletcher, Gregory	Hebert, Mireille
Camire, Gaston	Fong, Mario Yan Man	Helmi, Samira
Carlile, Suzette	Forestall, Richard	Hernandez, Fernando
Catahina, Juan Carlo	Francis, Markie	Hernandez, Janet
Cazares Tinoco, Diego	Fulford, David	Hernandez, Jesus
Cedeno Balda, Luis	Furey, Todd	Hickson, Dellana
Chalifoux, Annie	Gagnon, Luc	Hill, Cameron
Ciapierynski, Maria	Galang, Katrina	Hilliard, Jo-Ann
Ciapierynski, Wieslaw		Hirtle, Nathaniel
		Hoffmann, Camille

Huard, Beverly
 Hunt, David
 Ilieva, Lidia
 Ivasyk, Nadia
 Jean-Jacques, Ann-Myra
 Jecz, Grzegorz
 Johnson, Elizabeth
 Jones, Afroditi
 Karmody, Sandra
 Kaur, Sukhmanpreet
 Kazmierczak, Izabela
 Keats, Hayward
 Kebede, Belen
 Kebede, Bethel
 Kelly, Vanessa
 Kember, Steve
 Kenney, Janice
 Knowlton, Ron
 Kooyman, Dan
 Krasniqi, Shefqet
 LaFarge, Sarah
 Lago, Larramendi Jose
 Lamont, John
 Lamoureux, Joelline
 Lamrock, Tim
 Latcu, Ileana
 LeBlanc, Guy
 Leger, Lynn
 Lemoine, Sylvie
 Leslie, Angella
 Leslie, Peter
 Lindsay, James
 Litz, Brad
 Lopez, Mencho Edgar
 Lopez, Victor
 Love, Mike
 Lozano, Jessica
 Ly, Tho
 M'Bemba, Marie-Eve
 Macdonald, Lisa Vivian
 MacIntyre, Joan
 MacIsaac, Cynthia
 Maher, Sylvain
 Mahmood, Rabeea
 Talaat

Marashi, Miter
 Marshall, Chester
 Marshall, Dayna
 Martin, Gail
 Mason, Christine
 Mateo, Santa
 Matthews, Kelli
 Maxwell, Karen
 Mazerolle, Suzanne
 McCarron, Valerie
 McCord, Frederick
 McGovern, Kevin
 McPhee, Chris
 Melgar, Maryori
 Mena, Sylvia
 Micallef, Lynda
 Miller, Catherine
 Miller, Sherri
 Miqueles, Ines
 Missaoui, Aiuta
 Mousavi, Ali
 Mulholland, Gerry
 Munoz, Eliana
 Munoz, Hernan
 Munoz, Hernan
 Munoz, Patricia
 Murray, Janet
 Myers, Jim
 Myra-Mackenzie, Crystal
 Najarro, Keren
 Negatu, Negus
 Nicolaides, Chris
 Nicolaides, Chris
 Nurse, Mike
 O'Neill, Linda
 O'Reilly, Maryalice
 Ormsby, Davion
 Osmond, Peggy
 Paglia, Karen
 Paglia, Kayla
 Pal, Maan
 Harsimranjeet
 Paquet, Sacha
 Parker-Ryan, Natacha
 Parra, Martha

Patricia, Carunungan
 Ma
 Pawlowski, Halina
 Peethambaran, Prashob
 Penate, Ana
 Pereira, Victor
 Petchthong, Putida
 Petitclerc, Christian
 Petrunova, Vassilka
 Potoroka, Mike
 Powell - Fuller, Dane
 Preet, Kaur Swaich
 Kamal
 Prelic, Norm
 Preston, Grant
 Ptashynska, Svitlana
 Purohit, Vani
 Queralta, Allen
 Quigley, Maria
 Rahman, MD Hamidur
 Ramirez, Alfredo
 Ramirez, Maria
 Ramirez, Rodolfo
 Ramirez, Rommel
 Ramos, Victor
 Ray, Vicky
 Reza, Haidary Ghulam
 Ricardo, Sarai
 Richard, Johanne
 Richards, Norman
 Ricketts, Ann
 Ringuette, Joel
 Ritchie, Jim
 Roberts-Fairheath, Erika
 Robichaud, Stephan
 Rooney, Sean
 Ross, Morgan
 Roy, Melanie
 Rust, Randy
 Rybar, Jozef
 Rybarova, Elzbieta
 Saavedra, Herminio
 Saavedra, Silvia
 Sabe, Pravalika
 Sabeen, Cindy (1)
 Sabeen, Cindy (2)

Sabeau, Jesse
Saldarriaga, Edna
Sampson, Tad
Sanchez, Jessica
Sanchez, Manuel
Sanchez, Yessenia
Schmidt, Emily
Scott, Keith
Seniouchkina, Elena
Shafie Abdi, Duni
Shambrook, Mary
Shapiro, Jack
Shreyas, Vithlani
Aashaka
Simbotean, Ana
Simut, Alexandru
Simut, Carmen
Singarajah,
Hamsathvani

Smith, Christine
Stephen, Ferdinand
Stephen, Maricar
Stuart, Lucille
Styczek, Ewa
Suttar, Alastair
Sutton, Jeff
Tamala, Jonelito
Taylor, Angela
Teixeira, Andre
tenant, .
Teskey, Monica
Thistle, Steve
Thutika, Raghuveer
Tremblay, Christian
Turner, Barry
Tushaj, Dijana
Ugghendahl, Ken
Valderrama, Alex

Valdes, Julio
Vassallo, Daniel
Velani, Arman
Velani, Sanah
Velissariou, Anna
Ventura, Gabriela
Villarte, Gustavo
Walters, Rochelle
Wandor, Piotr
White, Lionel
Whittier, Spencer
Wilson, Robin
Woolaver, Leslie
Wright, Noel
Wright, Wilf
Wry, Deborah
Xhokaxhi, Kliti

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.