



**Order under Section 126
Residential Tenancies Act, 2006**

File Number: LTB-L-023452-25

In the matter of: 85 Forest Manor Road, Toronto, ON, M2J 0B8
95 Forest Manor Road, Toronto, ON, M2J 0B8
130 Parkway Forest Drive, Toronto, ON, M2J 0B8

Between: Homestead Land Holdings Limited Landlord

And

Refer to attached Schedule 2 Tenants

Homestead Land Holdings Limited (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.

This application was resolved by written hearing. The Board received submissions from the Tenants: Stacey Mogan and Roxanne Lypka. A reply to the Tenant submissions was received from the Landlord.

Preliminary Matters:

Late Submissions

1. The deadline for the Landlord to file their reply submissions as set out under the Notice of Written Hearing was December 21, 2025. The Landlord filed their reply submissions with the Board on December 22, 2025.
2. I am not permitting the late submissions of the Landlord and therefore they shall not be considered.

It is determined that:

Municipal Taxes and Charges

3. The Landlord justified a rent increase above the guideline because of an extraordinary increase in the municipal taxes and charges. I find that the increase in the municipal taxes and charges is "extraordinary" because the percentage

increase between the reference year and the base year is greater than the guideline rent increase plus 50% of the guideline (section 28 of O. Reg. 516/06).

4. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.21%. This increase is to be taken in the first year.
5. The Certificate of Service filed by the Landlord on November 6, 2025, indicates that some rental units listed in the application were not served with the application and notice of hearing. The LTB 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: 3 at 95 Forest Manor Road, 103, 104, 304, 305, 508, 512, 608 and 711 at 130 Parkway Forest Drive.
6. The first effective date of the rent increase above the guideline is July 1, 2025.

Maintenance

7. Tenant, Stacey Morgan, submits that they do not support the Landlord's application and submitted photographs of various areas without any further submission pertaining to the photographs. I presume the photographs were submitted to argue that the Landlord is in breach of their maintenance obligations.
8. Subsection 126(12) of the *Act* refers to serious, ongoing breaches of the Landlord's maintenance obligations. There are insufficient submissions and evidence to support any finding permitted under the Act with respect to the Landlord's maintenance obligations and this application. As such, I make no findings here.

Out of Scope Submissions

9. The Tenant, Roxanne Lypka, made submissions on matters which, while I understand are important to the Tenant, are not matters which the Act permits me to consider on the hearing of this application. The issues raised by the Tenant which are not relevant to my findings here are as follows:
 - a. The validity of Notice of Rent Increases received by affected Tenants.
 - b. Interference with reasonable enjoyment because marijuana smoke and odour from a neighbouring unit is entering into the HVAC, washing machine, and dryer and into the rental unit frequently.
10. The Tenant may seek legal advice on filing applications before the Board in respect of the above matters.

It is ordered that:

1. The Landlord may increase the rents charged by 0.21% 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 July 1, 2025, to June 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 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 14, 2026
Date Issued

Luciella Longo
Member, 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 Landlords 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 Tenants moved in, and if the Landlords have given the Tenants at least 90 days proper Notice of Rent Increase.
2. If the Landlords have given a Notice of Rent Increase for a rent increase that is less than the ordered increase, the Landlords may only take the rent increase set out in the Notice.
3. The annual guideline for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

130 Parkway Forest Drive, Toronto, ON, M2J 0B8

0101	0201	0212	0312	0410	0509	0609	0707
0102	0202	0213	0313	0411	0510	0610	0708
0105	0203	0301	0401	0412	0511	0611	0709
0106	0204	0302	0402	0413	0513	0612	0710
0107	0205	0303	0403	0501	0601	0613	0712
0108	0206	0306	0404	0502	0602	0701	0713
0109	0207	0307	0405	0503	0603	0702	
0110	0208	0308	0406	0504	0604	0703	
0111	0209	0309	0407	0505	0605	0704	
0112	0210	0310	0408	0506	0606	0705	
0113	0211	0311	0409	0507	0607	0706	

85 Forest Manor Road, Toronto, ON, M2J 0B8

01	02	03	04	05	06	07
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95 Forest Manor Road, Toronto, ON, M2J 0B8

01	02	04	05	06	07
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Schedule 2 - Tenants who are Affected by this Order:

Adan, Hakim	Guillen, Diana
Ahmed, Montasir	Guzman, Isaac
Akkerman, Veronika	Hanna, Raad
Alegria, Angel	Hasan, Asim
Ali, Una	Haxhiaj, Enkelejda
Alla, Raghunath	Hirani, Anar
Angiya Devadoss, Senthilkumar	Hoxha, Florjan
Anthonysamy, Joseph Thiyagarajan	Hudson, Dalton Stephen Junior
Arredondo, Raul Oscar	Irwin, Nathan James
Ashington, Crystal	Iurchenko, Irina
Ashington, Keith	Jahin, Adiba
Bahiru, Desta	Jaliel, Rosalie Mary
Bellaj, Gazmend	Jayaraj, Agalya
Budideti, Ashokkumar Reddy	Kandula, Lakshmi Sravanthi
Burton, Christine	Kawasaki-Rice, Misa
Buzi, Dritan	Kazarian, Maral
Buzi, Entela	Khan, Fozia
Camacho, Sergio Alfonzo Abaunza	Khanna, Vikas
Chandrappagari, Ramesh Babu	Kotovski, Alexey Vladimir
Constanca, Elisangela	Kudjerski, Filip
Constantin, Adrian	Ladonna, Chantal
Cook, Karen	Lawson, Patricia
David, Sojan	Laxamana, Enrico
Davis, Asher Nikole	Lypka, Roxanne
Degraaff, Cheryle	Magana, Johnvee
DeGraaff, Pieter	Mansour, Hoda
Delos Santos, Concepcion	Mccullough-Regitko, Monina
De Los Santos, Danielle	Medapati, Naga Jayalakshmi
Dizon, Almira	Medapati, Venkata Rama Krishna Reddy
Estrellado, Elena	Mikhail, Ayman Abdo Fakhry
Feci, Elis	Mogosh, Mirela
Feci, Kevin	Moncrieffe, Jennifer
Firtzpatrick, Liam Andrew	Morgan, Stacey
Fraser, Caroline	Muthu, Soorya
Gao, Yuanli	Naik, Raashid
Gash, Steven	Odtohan, Queen Mary Elizabeth
Gazidede, Florjan	Paida, Tharun
Gazidede, Igli	Pajtesa, Alkmina
Gertsakis, Craig	Pajtesa, Arben
Ghatta, Javad	Pajtesa, Blerina
Gililova, Kamila	Patil, Harshal Ramesh
Gopalasetti, Anusha	Patwa, Harshal Vipul

Peddina, Ashok Kumar
Pehlivan Kollama, Ecem
Peter John Joseph, Jenifer
Pires, Alexander
Pires, Swati
Puttaparthi, Chandana
Qosja, Jetmir
Radhadevi, Rakhi Rajeev
Raji, Kassim
Ramnauth, Alma
Ransom, Janet
Regitko, John
Reid, Cathy
Rice, James
Robson, Keith John
Saadatnia, Zia
Samaniego, Jonalen
Samaniego, Noel
Sandor, Maria
Scarelli-Wuertz, Clarissa
Schamboeck, Willem Sebastian Joseph
Seeram Zevallos, Viviana
Sikamani, Sasikumar

Sivaji, Akhil
Song, Jian
Stefanovski, Jadranka
Stefanovski, Sara
Stephen, Swati Mary
Stratan, Iovanca
Stratan, Mircea
Sun, Yunbo
Tahiraj, Anisa
Tracey, Ena
Tulloch, Kirk
Veerapen, Taurian
Velusamy, Arun Raj
Weber, Holly Elsie
Weber, Sidney
Weber, Susan
Wilson, Alana
Wilson, Henderson
Wuertz, Carsten
Yule-Drummond, Julie
Zotkaj, Elda
Zotkaj, Leonard