



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-039628-25

In the matter of: 844 - 155 Dalhousie Street, Toronto, Ontario, M5B
2P7

Between: Hemen Shukla Landlord
Dr Memen P Shukla Med Prof Corp.

And

Shawn Groberg Tenant

Hemen Shukla and Dr Memen P Shukla Med Prof Corp. (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 Landlord and the Tenant: Shawn Groberg.

Preliminary Matters

Terminated Tenancy

The Tenant, Shawn Groberg, without submissions, filed a copy of a Board Consent Order issued October 27, 2025, dealing with nonpayment of rent, wherein among other things, it is noted that the parties agreed that the tenancy between the Landlord and Tenant was terminated and that the Tenant was required to vacate the rental unit on or before October 31, 2025.

I presume the Tenant submitted the above noted Consent Order to show that they are no longer a Tenant and they may believe that this means they are not or may not be affected by this application.

For clarity, notwithstanding that a Tenancy is terminated, it remains the prerogative of the Landlord, if they have served the Tenant with a valid Notice of Rent Increase to pursue any amounts owing under the tenancy from the period commencing September 1, 2025 until the Tenant vacated the rental unit.

It is determined that:

Municipal Taxes and Charges

1. 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).
2. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.29%. This increase is to be taken in the first year
3. The first effective date of the rent increase above the guideline is September 1, 2025.
4. I have accepted the Landlord’s amended application filed with the Board on August 18, 2025.

It is ordered that:

1. The Landlord may increase the rents charged by 0.29% for the units set out in the Order.
2. The percentage increase set out in paragraph 1 is to be taken within the time period of September 1, 2025, to August 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%.