



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

File Number: LTB-L-000595-25

In the matter of: 25 Kappele Circle, Stratford, Ontario, N5A 6X4

Between: LES IMMEUBLES JARDIN RADISSON INC. Landlord

And

Refer to attached Schedule 2 Tenants

LES IMMEUBLES JARDIN RADISSON INC. (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. No submissions were received from the Tenants.

Preliminary Matters

1. This application was filed with the Board by the previous landlord, Park Place Equities 2005 Inc. On December 18, 2025, the Landlord advised the Board that there was a change in ownership as of November 18, 2025 and that the new Landlord is LES IMMEUBLES JARDIN RADISSON INC. The Landlord requested that new Landlord be added to this application. By operation of s. 18 of the Act the application shall be amended to reflect the Landlord as LES IMMEUBLES JARDIN RADISSON INC.

It is determined that:

Municipal Taxes and Charges

2. 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).

1. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.50%. This increase is to be taken in the first year.
2. The Certificate of Service filed by the Landlord on November 4, 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: 101, 101A, 102, 103, 104, 106, 107, 107A, 108, 109, 110, 111, 112, 113, 113A, 115, 116, 117, 118, 121, 122, 123, 202, 203, 203A, 204, 206, 209, 211, 212, 213, 216, 217, 218, 221, 301, 302, 303A, 307, 308, 309, 310, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 324, 401, 402, 403, 403A, 404, 405, 406, 407, 409, 410, 411, 412, 415, 416, 418, 420, 422, 423, 501, 502, 503, 503A, 504, 506, 507, 510, 512, 513, 514, 515, 516, 522, 523 and 524.
3. The Certificate of Service filed by the Landlord on November 4, 2025, indicates that some tenants listed in the application were not served with the application and notice of hearing. The LTB shall therefore amend the application by removing these tenants: Andrew Bynsdorp, Murch Perschbacher, Ellen Stone, Dimeo Callingham and Petittclerc Weber.
4. The first effective date of the rent increase above the guideline is April 1, 2025.

It is ordered that:

1. The Landlord may increase the rents charged by 0.50% 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 April 1, 2025, to March 31, 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:

25 Kappeler Circle, Stratford, Ontario, N5A 6X4

0105	0201	0215	0303	0323	0421	0517
0114	0205	0219	0304	0408	0424	0518
0119	0207	0220	0305	0413	0505	0519
0120	0208	0222	0306	0414	0508	0520
0121A	0210	0223	0311	0417	0509	0521
0124	0214	0224	0322	0419	0511	

Schedule 2 - Tenants who are Affected by this Order:

Alles, Pearl
Burdett (Davis), Karry
Bynsdorp, Courtney
Callingham, Robert
Ceppi, Paul
Cloutier, Lisa
Colley, Greg
Conroy, Janet
Dasrath, .
Dasrath, Buddy Lall
Doyle, Sean
Duquette, Debbie
Firth, .
Firth, Jesse
Frago, Darlene
Gray, Wendy
Haderlein, Ron
Jackson, .

Joiner, Elizabeth
Koebel, .
LeBlanc, Conroy
LeBlanc, Sharon
Lebold, Jonathan
Iewis, Walker
Lewis, Wanda
Macdonald, J. Lorraine
Matetich, Cindy
McKay, Darlene - Housing
McNeil, Alan
Millar, Judy
Millar, Millar
Morgan, Cliff
Morris, Kevin
Murie, Nancy
Murray, Joyce
Osmond, Theresa

Parsons, Scott
Patel, Sanketkumar
Pecin Cubas de, Victor
Perschbacher, Wayne
Pollock, Roland
Preszcator, Iqbal
Schlotzhauer, Carol
Selves, Lee-anne
Selves, Spence
Shean, Mary
Sime, Kew
Spence, Lucy
Steinbach, .
Tesfaye, Fitsum
Thornback, Jennifer
Young, William Russell