Order under Section 126
Residential Tenancies Act, 2006

File Number: LTB-L-008504-24

In the matter of: 619 Woodbine Avenue, Toronto, Ontario, M4E 2J2

Between: GF II 619 Woodbine Ltd. Landlord

And

Refer to attached Schedule 2 Tenants

GF II 619 Woodbine 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: the Landlord's Representative, Paul Cappa, the Landlord's Agents, Ashley Archer, Gaurav Jagtap, William Wang, Tracey Fisher and Rakavan Anpalagan and the for the Tenants, Lisa North of unit 313, Danielle Welsh of unit 306, Sarah Lalloo-Williams of unit 207, Kristina Pearsall of unit 104, Jordan Vendrasco of unit 6, Lily Lood of unit 309.

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: 9, 11, 103, 202, 210, and 311.

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

1. The capital expenditure item #2 on the application listed as control entry & camera system is amended to intercom system and fob entry system.

2. Where the Landlord's application requests an increase of 1.02%, the maximum increase above the guideline for these units is 0.86%. This increase is to be taken in the first year. This increase is for the capital expenditures:

   a. Domestic Boiler Replacement.

   b. Intercom system and Fob entry system.

   c. Lighting Retrofit.

3. The weighted useful life for the capital expenditures is 14 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 0.86% 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 0.86% within the time period of May 1, 2024 to April 30, 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 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. The application is amended, and the correct name for capital expenditure item #2 is Intercom system and Fob entry system.

May 14, 2026
Date Issued

Tanya Speedie
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 2023 is 2.50%, for 2024 is 2.50%, for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

619 Woodbine Avenue, Toronto, Ontario, M4E 2J2

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Schedule 2 - Tenants who are Affected by this Order:

Alonge, S.
Andre, Michael
Bird, Noreen
Braun, David
Cathers, Kerry
Chvalova, Iveta
deNijs, Abigail
Fuhrmann, Karen
Georgoudakis, Ted
Gerrie, Patricia
Guzowska, Ewa
Haley, Frank
Hill-Lapointe, Cory
Johnson, Sharon
Lalloo-Williams, Sarah
Lood, Lily
McKenna, Matthew
McLean, Kathryn (Braden)
Newby, Angela
North, Lisa
Novotny, Adrian
O'Reilly, Mary
Palmer, Mallory
Pearsall, Kristina
Poulin, Steve
Richard, Alexis
Rodrigues, Kevin
Rodriguez, Rodrigo
Saunders, Jean
Senton, Jeff
Steele, Matthew
Stojicic, Maria
Stubbs, Debbie
tenant,
Thorpe, Martin Kenneth
Vendrasco, Jordan
Volmer, Bernard (Ben)
Waldron, Sandra
Watts, Katherine
Welsh, Danielle
Williams, Natalie
Zawadzki, K

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 this 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 this 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.