



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-040206-23-RV

In the matter of: 2757 Battleford Road, Mississauga, Ontario, L5N 3A8

Between: Interrent International Properties Inc. Landlord

And

Refer to attached Schedule 1 Tenant

Review Order

Interrent International Properties 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 order LTB-L-040206-23 issued on December 23, 2025.

On January 21, 2026, the Landlord requested a review of the order.

A preliminary review of the review request was completed without a hearing.

Determinations:

1. In the request for review, the Landlord seeks to challenge the Member's findings with respect to the eligibility of two capital expenditures. Specifically, the Landlord submits that the Member erred in finding that the Landlord had failed to establish that the "Exterior Structure" work completed by the Landlord was necessary to protect or maintain the physical integrity of the residential complex and that the Member erred in not giving weight to a letter authored by the Landlord's Director of Construction. The Landlord further submits that the Member erred in finding that the site work done by the Landlord is not an eligible capital expenditure.
2. Based on the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings.
3. The Member's findings are findings of mixed fact and law (*Emerson v. Themer*, 2007 CanLII 39884 (Div. Ct.)). The Landlord has not shown that there was no evidence to support the Member's findings or that the Member's findings are capricious or unreasonable.
4. The Member assessed the evidence and gave cogent reasons for not giving weight to the letter from the Landlord's Director of Construction. The Member also explained why

the site work is not an eligible capital expenditure on the grounds claimed by the Landlord in the application.

5. The purpose of the review process is not to reweigh evidence or rehash issues already decided. Furthermore, as the Member's decision turned on the sufficiency of the Landlord's evidence, a review would give the Landlord the opportunity to present a better case than it did at first instance.

It is ordered that:

1. The request to review order LTB-L-040206-23 issued on December 23, 2025, is denied. The order is confirmed and remains unchanged.

May 14, 2026
Date Issued

Egya Sangmuah
Vice Chair, 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.

Schedule 1 - Tenants who are Affected by this Order:

Adam Hackett	Emilia Szulc	Mahira Butt
Aishwarya Patra	Eric Anderson	Malik Jawed
Amjad Butt	Francis Horner	Marc De Souza
Anab Dubad Awad	Frank Fabbro	Marc Savereux
Andrew Garcia	Frank Horner	Margit Herburger
Angela Hunt	Frank J Horner	Maria Dela Vega
Angie Banton	Franklin Okafor	Maria Sofia Andrino
Ann Marie Rudmik	Fuad Hassan	Mark David Andrino
Annabella Hackett	Garry Gray (Community	Mark Taylor
Anne Lahey	Living)	Marla Jesus
Arlene Bertola	Gaurav Arya	Mathew Ryll
Arnab Sarkar	Gayathri Arumugam	Meena Ahmadi
Arvin Teodoro Tamayo	Gertrude Marshall	Mekala Mani
Asad Hanif	Gisela Soares	Melissa Dover
Asha Hanif	Gordon-Wayne Hunt	Michael Biesinger
Ashley Garcia	Harpreet Singh	Morisola Salawu
Barbara Capoccia	Henry Yiu	Nabanita Sarkar
Beverly Mullings	Ievgeniia Derevitcher	Nicholas BULL
Bibiana Pinto	Jacqueline Frias	Nicholas Rodrigues
Blair Kenney	Jacqueline Joseph	Nicole Horner
Brett Green	Jacqueline Joseph	Nityalaxmi
Bridget Hill	Jacqueline Scantlebury	Thirunavukkarasu
Bruce Ball	Jamar Smilie	Nonika Kapoor
Bruno Gingras	Jane Ferguson	Nonita Pineda
Bryson Hunt	Janet Winnicki	Norm Banton
Caitlin Cook	Jang Keun Yoo	Oeindrila Chaudhuri
Callum Cymbalski	Jashanpreet Kaur	Olamide Osho
Carolina Mestidio	Jason Mcconnell	Olanrewaju Osho
Cathy Wheeler	Jennifer Buchner	Olena Nezlobina
Cenon Hernandez	Jermaine Williams	Pano Mandilas
Chard Joseph	Jessica Capoccia	Patrick Ellis
Christina Scantlebury	Jessica Sousa	Paul Clinton
Christine Mestidio	Jiji Jeyaraj	Peter So
Christine Ryll	Jim Yiu	Rajeev Munusamy
Christopher Matusiak	Jose Sanchez	Rajorshi Roy Chowdhury
Clemons Joseph	Julie Moore	Rakesh Singh
Cleon Owens	Justin Wheeler	Randy Ferguson
Cosette Lintern	Karthikeya Manivel	Randy Hylands
Daniel Beasley	Ken Holmes	Raul Belloso
Dariusz Rylo	Kendall Adlam	Rebecca Scantlebury
Dave Baldeo	Knapp Raymond	Remedios Hernandez
David Lahey	Lakeisha Ferreira	Rhea Tamayo
Desiree Pereira	Lana Soueid	Rhonda Hiscox
Donna Boucher	Leah Rudmik	Rita E Horner
Edwardo Hernandez	Maggie Dragan	Rita Horner

Rob McCarty
Robert Lague
Rochelle Vanessa Johnson
Roger Witkowski
Rohan Gupta
Ronnie Ferreira
Rosemarie Palmer
Saima Hasan
Sally McConnell
Sama Ahmadi
Samia Mohamed
Samir Nayak
Samuel So
Sandra Kully
Sankavi Muralitharan

Sarmad Jreij
Senthilkumar Gandhi
Serena Biesinger
Serenada Saad
Shambhavi Singh
Shanice Joseph
Sierra Hastings
Sinead Lindsay
Sneha George
Sonia Khaleel
Srijit Jacob
Stephanie Drouillard
Suhas Koley
Summer Henwood
Sun Ok Yoo

Syed Naqvi
Taslina Mohamed
Theresa Okafor
Tom Pullen
Trasha Alexander
Trudy-Ann Paline
Ugo Onuoha
VINODHINI JEYARAJ
Venugopal Natarajan
Veronica Andrino
Vienna Yacoub
William Orr
Yasmin Wardrick
Yvonne Hammond