



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-026486-25

In the matter of: 14 Reid Drive, Mississauga, Ontario, L5M 2A8

Between: Interrent International Properties Inc. Landlord

and

Refer to attached Schedule 2 Tenants

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.

A Case Management Hearing was held by videoconference on March 24, 2026.

The following parties attended the hearing: the Landlord's Agent Dave Nevins, the Landlord's Legal Representatives Brenden Hedges & Martin Vervoort and several Tenants.

Parties reached an agreement and requested an order on consent to resolve the application.

The Certificate of Service filed by the Landlord on February 13, 2026, 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: 103, 307, 705 and 706.

The parties agreed that:

1. The maximum rent increase above the guideline because of capital expenditures is 1.65%. This increase is for the capital expenditure "Mechanical Upgrades."
2. Where the Landlord's application requests an increase of 1.83%, the maximum increase above the guideline for these units is 1.65%. This increase is to be taken in the first year. The weighted useful life is 15 years.

3. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.35%. This increase is to be taken in the first year.
4. The first effective date of the rent increase above the guideline is July 1, 2025.
5. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 120 days of the date of this order.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 1.65% 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 1.65% 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 120 days of the date of this order.

May 19, 2026
Date Issued

Lindsay Phomin
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:

14 Reid Drive, Mississauga, Ontario, L5M 2A8

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Schedule 2 - Tenants who are Affected by this Order:

Aguiar, Sarah
Antonipillai, Fatima
Ashford, Jessica
Barker, Cory
Bates, Matthew
Bates, Nyssa
Benitez, Monica
Buchanan, Jacob Daniel
Bull, Sydney
Caparro, Maria
Cosgrove, Gary
Cox, Jonathan
Coyell, Shannon
Deriger, Nicole Elizabeth
Desousa, Robert
Ernstberger, Lina
Farrelly, Kathleen Marie
Farrow, James
Flores, Sylvia
Garcia, Sandra
Gembluk, William
Greenwood, Dana
Guzman, Christopher
Harper, Sherry
Hassan, Sheikh
Helsdon, Brandon
Hicklin, Joshua
Hicklin, Paulette
Hill, Brenda
Israel, Moore
Jacob, Elizabeth
Jones, Izette

Kegel, Andrea
Kegel, Anthony
Kelly, Douglas Joseph
Lozano, Kathy
Manimbo, George
Marlene, Rock
Mathew, Nidhin
Mitton, Blaine
Mitton, Valerie
Moreiko, Tara
Morrison, Sean
Pendre, Ariel
Pendre, Lucila
Podkova, Dave
Price, Isabelle
Price, Linkon Z.
Pringle, David
Renaud, Michele
Robichaud, Barbara
Sharovaha, Helen
Sousa, Andy
Standford, Helen
Tabata, Leslie
Thayalan, Charles
Thayalan, Cheyenne
Wagstaff, Ruth
Williams, Chequella
Williams, Jr Kirkwood
Williamson, Esperanza Elizabeth
Wong, Delia
Zardo, Paul

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 2025 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 2025 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.

