



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-062042-23

In the matter of: 352A Dacey Road, Sault Ste. Marie, ON, P6A 5J7
352B Dacey Road, Sault Ste. Marie, ON, P6A 5J7

Between: Skyline Living Landlord

And

Refer to attached Schedule 2 Tenants

Skyline Living (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 (CMH) took place by videoconference on March 26, 2026.

The following parties attended the hearing: The Landlord's representative, Rachel Mazur, the Landlord's agents, Julia Wallace and Chris Lambert, and several Tenants.

At the CMH, the Landlord requested that the application be amended to remove a unit from the application. The Tenants did not object to this request. The Board shall, therefore, amend the application by removing the requested unit. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to Unit 303, 352A Dacey Road.

The Landlord also requested that the application be further amended to remove a Tenant party to this application. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to Ceara Neal of Unit 307, 352A Dacey Road.

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

1. The maximum rent increase above the guideline because of capital expenditures is 2.55%. The Landlord's application is for the following capital expenditures:
 - a. Roof Replacement;
 - b. Cladding; and
 - c. Make-up Air Unit Replacement.
2. Where the Landlord's application requests an increase of 3.05%, the maximum increase above the guideline for these units is 2.55%. This increase is to be taken in the first year.

3. Where the Landlord's application requests an increase of 2.73%, the maximum increase above the guideline for these units is 2.29%. This increase is to be taken in the first year.
4. The weighted useful life for the capital expenditures is as specified in Schedule 3.
5. The first effective date of the rent increase above the guideline is November 1, 2023.
6. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 90 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 the percentage increases and within the time periods set out in Schedule 3.
2. The percentage increase set out in Schedule 3 may be taken in addition to the annual guideline in effect on the increase date for the unit.
3. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 90 days of the date of this order.

May 19, 2026
Date Issued

Nancy Fahlgren
Dispute Resolution 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. Any part of the ordered increase that is not taken within the time period specified cannot be added to subsequent rent increases in subsequent time periods.
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 4 for information about the date and amount of the rent reduction.
4. The annual guideline for 2023 and 2024 is 2.50%.

Schedule 1 – Units affected by this Order:**352A Dacey Road, SAULT STE. MARIE, Ontario, P6A 5J7**

101	201	304
102	202	305
103	203	306
105	204	307
106	206	308
107	207	309
108	208	310
109	209	312
110	210	314
111	212	316
114	214	317
115	216	
116	301	

352B Dacey Road, SAULT STE. MARIE, Ontario, P6A 5J7

101	116	217
102	117	301
103	202	302
105	204	304
106	206	306
107	207	307
108	208	308
109	209	309
110	210	310
111	211	311
112	212	312
114	215	315
115	216	

Schedule 2 - Tenants who are Affected by this Order:

Allen-Messick, Kayleigh	Halford, Aaron (Kevin)	Patel, Niyah
Ambeault, Mark	Harris, Matthew	Patrick, Blair
Armstrong, Nancy	Hill, Summer	Perron, Marc
Beek, Terry	Hopper, Diana	Perron, Roland
Bell, Elizabeth	Hornby, Stephanie M.	Perron, Susanne
Benoit, Donna	Huckerby, Kimberly	Pheasant, Linda
Benoit, Kenneth	Hudson, Eva	Piche, Darcie
Brown, Cindy	Hutton, Christine	Piquette, Mary Ann
Brown, Dale	Irvine, Michael	Pruce, Marty
Brule, Raymond	Jones, Jesse	Purvis-Fawcett, Cole
Bruton, Bonnie	King, Roddy	Puzak, Tyler
Carroll, Shawn	Landry, Jacqueline	Rendell, Ethel
Catling, Wendy	Larsen, Arline	Roberts, Danielle
Cerra, Barbara	Ledger, Dayle	Robinson, Bradley
Chiasson, Pearl	Mackenzie, Donald	Robinson, Jennifer
Clarke, Brittney	Mackenzie, Susan	Romaniuk, Glen
Close, Ethan	McCann, Audrey	Roy, Luc
Corbett, Ashley	McLurg, Hannah	Rupert, Andy
Danton, Nicole	McMillan, Ashlyn	Salazar, Denton
Darlow, Linda	Meade, Colin	Soucy, Virginia
Dawson, Andrea	Mejaki, Sharon	Sutherland, Garren
Dawson, Jarrette	Menard, Claire	Sutton, Jennifer
Demeau, Anissa	Migwans, Jordan	Syrette, Eugene
Demour, Russell	Mitchell, Jesse	Taylor, Richard
DerWeduwe, Elisa	Moan, Linda	Tier, Michael
Desjardins, Chantel	Nagy, Leslie	Tremblay, Mason
Dodge, Kimberly	Nichols, Stephen	Valdez, Cristeta
Eddy, Elizabeth	Papazoglu, Johnathan	Veltri, Sharon
Farkas, Darien	Patel, Aita	Vienneau, Peyton
Gaetano, Tyler	Patel, Asha	Weiss, Dana
Gagne, Cory	Patel, Babubhai	Witty, Jackson
Gasparetto, Gerard	Patel, Jintendra	Zalewski, Lorraine
Gasparetto, Mary Anne	Patel, Kashyap	Zalewski, Michael
Gullen, Christine	Patel, Nilesh	

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is November 1, 2023**

The Landlord may increase the rent charged for the units affected by this order by the total percentages set out below and within the time periods set out below. These percentage increases may be taken in addition to the annual guideline in effect on the increase date for the unit.

For the period of:	November 1, 2023 to October 31, 2024			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
101, 352A Dacey Road	2.55%	2.55%	16	2.55%
102, 352A Dacey Road	2.29%	2.29%	16	2.29%
103, 352A Dacey Road	2.55%	2.55%	16	2.55%
105, 352A Dacey Road	2.55%	2.55%	16	2.55%
106, 352A Dacey Road	2.55%	2.55%	16	2.55%
107, 352A Dacey Road	2.55%	2.55%	16	2.55%
108, 352A Dacey Road	2.55%	2.55%	16	2.55%
109, 352A Dacey Road	2.55%	2.55%	16	2.55%
110, 352A Dacey Road	2.29%	2.29%	16	2.29%
111, 352A Dacey Road	2.55%	2.55%	16	2.55%
114, 352A Dacey Road	2.55%	2.55%	16	2.55%
115, 352A Dacey Road	2.55%	2.55%	16	2.55%
116, 352A Dacey Road	2.55%	2.55%	16	2.55%
201, 352A Dacey Road	2.55%	2.55%	16	2.55%
202, 352A Dacey Road	2.55%	2.55%	16	2.55%
203, 352A Dacey Road	2.55%	2.55%	16	2.55%
204, 352A Dacey Road	2.55%	2.55%	16	2.55%
206, 352A Dacey Road	2.55%	2.55%	16	2.55%
207, 352A Dacey Road	2.55%	2.55%	16	2.55%
208, 352A Dacey Road	2.55%	2.55%	16	2.55%
209, 352A Dacey Road	2.55%	2.55%	16	2.55%
210, 352A Dacey Road	2.55%	2.55%	16	2.55%
212, 352A Dacey Road	2.55%	2.55%	16	2.55%
214, 352A Dacey Road	2.55%	2.55%	16	2.55%
216, 352A Dacey Road	2.55%	2.55%	16	2.55%
301, 352A Dacey Road	2.55%	2.55%	16	2.55%
304, 352A Dacey Road	2.29%	2.29%	16	2.29%
305, 352A Dacey Road	2.55%	2.55%	16	2.55%
306, 352A Dacey Road	2.55%	2.55%	16	2.55%
307, 352A Dacey Road	2.55%	2.55%	16	2.55%
308, 352A Dacey Road	2.55%	2.55%	16	2.55%
309, 352A Dacey Road	2.55%	2.55%	16	2.55%
310, 352A Dacey Road	2.55%	2.55%	16	2.55%
312, 352A Dacey Road	2.55%	2.55%	16	2.55%
314, 352A Dacey Road	2.55%	2.55%	16	2.55%
316, 352A Dacey Road	2.55%	2.55%	16	2.55%
317, 352A Dacey Road	2.55%	2.55%	16	2.55%
101, 352B Dacey Road	2.55%	2.55%	16	2.55%
102, 352B Dacey Road	2.55%	2.55%	16	2.55%
103, 352B Dacey Road	2.55%	2.55%	16	2.55%
105, 352B Dacey Road	2.55%	2.55%	16	2.55%
106, 352B Dacey Road	2.29%	2.29%	16	2.29%
107, 352B Dacey Road	2.55%	2.55%	16	2.55%

For the period of:	November 1, 2023 to October 31, 2024			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
108, 352B Dacey Road	2.55%	2.55%	16	2.55%
109, 352B Dacey Road	2.55%	2.55%	16	2.55%
110, 352B Dacey Road	2.55%	2.55%	16	2.55%
111, 352B Dacey Road	2.55%	2.55%	16	2.55%
112, 352B Dacey Road	2.55%	2.55%	16	2.55%
114, 352B Dacey Road	2.55%	2.55%	16	2.55%
115, 352B Dacey Road	2.55%	2.55%	16	2.55%
116, 352B Dacey Road	2.29%	2.29%	16	2.29%
117, 352B Dacey Road	2.55%	2.55%	16	2.55%
202, 352B Dacey Road	2.55%	2.55%	16	2.55%
204, 352B Dacey Road	2.55%	2.55%	16	2.55%
206, 352B Dacey Road	2.55%	2.55%	16	2.55%
207, 352B Dacey Road	2.55%	2.55%	16	2.55%
208, 352B Dacey Road	2.29%	2.29%	16	2.29%
209, 352B Dacey Road	2.55%	2.55%	16	2.55%
210, 352B Dacey Road	2.55%	2.55%	16	2.55%
211, 352B Dacey Road	2.55%	2.55%	16	2.55%
212, 352B Dacey Road	2.55%	2.55%	16	2.55%
215, 352B Dacey Road	2.55%	2.55%	16	2.55%
216, 352B Dacey Road	2.55%	2.55%	16	2.55%
217, 352B Dacey Road	2.55%	2.55%	16	2.55%
301, 352B Dacey Road	2.55%	2.55%	16	2.55%
302, 352B Dacey Road	2.55%	2.55%	16	2.55%
304, 352B Dacey Road	2.55%	2.55%	16	2.55%
306, 352B Dacey Road	2.55%	2.55%	16	2.55%
307, 352B Dacey Road	2.55%	2.55%	16	2.55%
308, 352B Dacey Road	2.55%	2.55%	16	2.55%
309, 352B Dacey Road	2.55%	2.55%	16	2.55%
310, 352B Dacey Road	2.55%	2.55%	16	2.55%
311, 352B Dacey Road	2.55%	2.55%	16	2.55%
312, 352B Dacey Road	2.55%	2.55%	16	2.55%
315, 352B Dacey Road	2.55%	2.55%	16	2.55%

Schedule 4 - 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 2023 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 Schedule 3).

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 2023 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 Schedule 3).

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.