



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

File Number: LTB-L-062019-23

In the matter of: 3400 Erskine Street, Windsor, ON, N8Y 4T5

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 Maria Orcajada, and several Tenants.

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

1. The maximum rent increase above the guideline because of capital expenditures is 1.40%. The Landlord's application is for the following capital expenditure:
 - a. Parking Garage Repairs.
2. Where the Landlord's application requests an increase of 1.52%, the maximum increase above the guideline for these units is 1.40%. This increase is to be taken in the first year.
3. The weighted useful life for the capital expenditure is 12 years.
4. The first effective date of the rent increase above the guideline is November 1, 2023.
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 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 1.40% 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 November 1, 2023 to October 31, 2024.
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 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 3 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:

105	310	605	901
106	401	606	902
107	402	607	903
108	403	608	905
109	404	609	907
110	405	701	908
201	406	703	909
202	407	704	910
203	409	705	1001
204	501	706	1002
205	504	707	1003
206	505	708	1004
207	506	710	1005
209	507	801	1006
301	508	802	1007
302	509	803	1008
303	510	805	1009
304	601	806	1010
306	602	807	
308	603	809	
309	604	810	

Schedule 2 - Tenants who are Affected by this Order:

Canadian Mental Health Association	Goz, Deborah	Mullen, Sharon
Abdulkadir, Abdi	Henry, Rob	Mullins, Jennifer
Adams, Kristopher	Humeniuk, Terry	Munroe, Keith
Adan Mohamed, Ismail	James, Norman	North, Jessica
Amegashie, Precious	James, Pamela	North, Mary
Andrews, Nicholas	Jamil, Basima	Osborne, Margaret
Ashley, Kyle	Jamil, Lina	Parker, Becky-Ann
Baker, Joanne	Janisse, Marilyn	Patrick, Mary
Barr, Duane	Johnson Caille, Gail	Payne-Grinage, Chris
Barr, Patricia	Kacoli Gjidoda, Lindita	Pizzuto, Nino
Beaulieu, Frances	Kiefaber, Richard	Quittenden, Ron
Berry, Vivienne	Kwapisz, Michael	Radhamohan, Praseetha
Bews-Cormier, Devin	Lajeunesse, Raymond	Recchia, Mary
Blythe, Kenneth	Larocque, Kenneth	Reeves, Brittney
Blythe, Matthew	Leroux, Brittany	Reh, Candace
Bondy, Paul Timothy	Logsdon, James	Reh, John
Brook, Allan	Longmuir, Christopher	Reh, Stephen
Cameron, Amanda	Mallat, Leonard	Reid, Michael
Campeau, Michelle	Massad, Tony	Ridley, Eva
Caron, Lily	Matte, Walter	Roldan, Walter
Clancey, Margaret	McCulloch, Christine	Rovinelli, Joseph
Clancey, Rory	McIlravey, William	Schofield, Toby
Clark, Lee-Anne	Mckenna, Giana	Semprini, Amleto
Cook, Karen	McKinnon, Jason	Sewell, Karese
Cooney, Colleen	McPhearson, Pamela	Sewell, Mark
Costello, Mary Martha	Merheb, Khaled	Stancu, Cristian
Doig, Derek	Mesfin Gebru, Sisay	Surette, Terrance
Edward, Todd	Michalco, Martina	Szaucsek, Aranka
Franzoi, Vincent	Michalco, Miroslav	Temple, Sheila
Garneau, Bonnie	Mitrovic, Verka	Wilders, Steve
Gjidoda, Anton	Moore, Betty Lou	Wilders, Susan
Goodchild, Gail	Morgan, Eczonia	Xi, Ge
	Morris, Lucinda	

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 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 the 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 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 the 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.