# Order under Section 126
# Residential Tenancies Act, 2006

**File Number:** LTB-L-062066-23

**In the matter of:** 25 Eccleston Drive, Toronto, Ontario, M4A 1K5

**Between:** Akelius Canada Ltd. — Landlord

**And**

Refer to attached Schedule 2 — Tenants

Akelius Canada Ltd. (the 'Landlord') filed an L5 application 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.

The application was heard at a Case Management Hearing (‘CMH’) by videoconference on March 25, 2026 on VC line 157.

The following parties attended the hearing: The Landlord’s Legal Representative at the hearing was Rachel Mazur. Martin Glogger and Peng Wang also attended as the Landlords’ Agents. Many Tenants attended.

The Tenants to be removed from this application as listed on the Certificate of Service dated February 12, 2026 are in the following 14 units: 103, 106, 108, 109, 201, 202, 203, 204, 209, 216, 309, 311, 403, and 416.

**At the Case Management hearing the parties agreed to the following:**

1. The Landlord justified a rent increase above the guideline because of capital expenditures.
2. The maximum rent increase above the guideline because of capital expenditures is 5.00%. The Landlord's application is for the following capital expenditures:
   a. Balcony Restoration;
   b. Common Area Painting;
   c. Ground Floor Ceiling Upgrade; and
   d. Roof Repairs.
3. Where the Landlord’s application requests an increase of 6.01%, the maximum increase above the guideline for all of these units is 5.00%. This increase is to be taken as follows: 3.00% in the first year, and 2.00% in the second year.

4. Where the Landlord's application requests an increase of 5.34%, the maximum increase above the guideline for all of these units is 4.43%. This increase is to be taken as follows: 3.00% in the first year, and 1.43% in the second year.

5. The weighted useful life for the capital expenditures is as noted in Schedule 3.

6. The first effective date of the rent increase above the guideline is November 1, 2023.

7. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 180 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 180 days of the date of this order.

**May 19, 2026**
**Date Issued**

Chris Jackson
Hearing 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 4 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% and for 2025 is 2.50%.

**Schedule 1 - Units affected by this Order:**

25 Eccleston Drive, Toronto, Ontario, M4A 1K5

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**Schedule 2 - Tenants who are Affected by this Order:**

Annor, Dorcas
Brady, Nicole
Castillo, Alexander
Conn, Patricia
Cooper, Diane
Gaumond, Olive
Gentle, Florence
Harrison, John
Hill, Margaret
Hussiny, Ghulamall
Kamaly Asl, Fariborz
Kearn, Louise
Lang, Edwin
Lawless Johnston, Kieran
Lazaris, Michael
Marcil, Francois Pierre
Milanov, Filip
Morin, Laura
Muller, Zsuzsa
Munro, John
Norris, Julia
Paguntalan, Zosimo
Pietrzyk, Elizabeth
Primavera, Neil
Reid, Linval
Ruttan, Michael
Savoie, Gislin
Smith, Catherine
Szabo, Bela
Teague, Shawn
Teel, Tara
Tesfaselassie, Semehar
Ting, Hiu Ching
Van Benthem, Brandy
Watson King, Michelle
Yakub, Alterepi
Zason, Jeffrey
Zulfiqar, Erum

## 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.

| Rental Unit Address Name | Period of November 1, 2023 to October 31, 2024 | | Period of November 1, 2024 to October 31, 2025 | | | |
|---|---|---|---|---|---|---|
| | % inc for Cap Exp (Max 3%) | Total Increase (Excludes Guideline) | % inc for Cap Exp (Max 3%) | Total Increase (Excludes Guideline) | Weighted Useful Life | Total % for Cap Exp |
| 101, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 102, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 104, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 105, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 107, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 110, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 205, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 206, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 207, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 208, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 210, 25 Eccleston Drive | 3.00% | 3.00% | 1.43% | 1.43% | 12 | 4.43% |
| 211, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 213, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 214, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 215, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 217, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 301, 25 Eccleston Drive | 3.00% | 3.00% | 1.43% | 1.43% | 12 | 4.43% |
| 305, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 306, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 307, 25 Eccleston Drive | 3.00% | 3.00% | 1.43% | 1.43% | 12 | 4.43% |
| 308, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 310, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 312, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 313, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 314, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 315, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 316, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |

| Rental Unit Address Name | Period of November 1, 2023 to October 31, 2024 | | Period of November 1, 2024 to October 31, 2025 | | | |
|---|---|---|---|---|---|---|
| | % inc for Cap Exp (Max 3%) | Total Increase (Excludes Guideline) | % inc for Cap Exp (Max 3%) | Total Increase (Excludes Guideline) | Weighted Useful Life | Total % for Cap Exp |
| 317, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 401, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 405, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 406, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 407, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 408, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 410, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 411, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 413, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 414, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |
| 415, 25 Eccleston Drive | 3.00% | 3.00% | 2.00% | 2.00% | 12 | 5.00% |

**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.