



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-017087-24

In the matter of: 10 Kensington Road, Brampton ON L6T3V4

Between: Brampton Park Acquisition Corporation Landlord

and

Refer to attached Schedule 2 Tenants

Brampton Park Acquisition Corporation (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 took place by videoconference on March 25, 2026.

The following parties attended the hearing: The Landlord's Representative, Paul Cappa, the Landlord's Agents, Duncan Curtis and Samer Taleb, as well as the Tenants, Oneil Grant, Jennifer Whittier-Haswell, Chelsey Livingston, Augustine Maxwell, Aloma Fraser, Noelle Bursey, Jason Francis, Abiola Lawal, Rudyard Swaby, Kerry Mark Sookram, Bahara Najwa, Erawath Persaud, Darlena Green, and Nandranie Tatkan's Agent, Chandanie Tatkan.

Patricia Ann Wright and Judith Columna signed in but were not present or represented at the time of the settlement recording.

The Certificate of Service filed by the Landlord on February 17, 2026, indicates that some rental units listed in the application were not served with the application and notice of hearing. The Board 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: 106, 108, 302, 303, 604, 702, 710, 1001, 1010, 1203, 1208, 1403, 1405, 1509, and 1610.

The Certificate of Service filed by the Landlord on February 17, 2026, indicates that some Tenants listed in the application were not served with the application and notice of hearing. The Board shall therefore amend the application by removing the Tenants as parties. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to the following Tenants: Susan Faiola of unit 1104.

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

1. The maximum rent increase above the guideline because of capital expenditure is 8.00%. This increase is for the following capital expenditure:
 - a. Balcony and exterior wall repairs.

2. Where the Landlord's application requests an increase of 12.07%, the maximum increase above the guideline for these units is 8.00%. This increase is to be taken as follows: 3.00% in the first year; 3.00% in the second year; and 2.00% in the third year.
3. The weighted useful life for the capital expenditure is 15 years.
4. The first effective date of the rent increase above the guideline is June 1, 2024.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 8.00% 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 3.00% within the time period of June 1, 2024 to May 31, 2025; and
 - b. The Landlord may increase the rents charged by 3.00% within the time period of June 1, 2025 to May 1, 2026; and
 - c. The Landlord may increase the rents charged by 2.00% within the time period of June 1, 2026 to May 31, 2027.
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 270 days of the date of this order.

May 19, 2026

Date Issued

Christine Leitch

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 the Tenant 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 2024 and 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

101	402	607	903	1107	1502
102	403	608	904	1108	1503
105	404	609	905	1109	1504
107	405	610	906	1110	1505
202	406	701	907	1201	1506
203	407	704	908	1202	1507
204	408	705	909	1204	1508
205	409	706	910	1205	1510
206	410	707	1002	1206	1601
207	501	708	1003	1207	1602
208	502	709	1004	1209	1603
209	503	801	1005	1210	1604
210	505	802	1006	1401	1606
301	506	803	1007	1402	1607
304	507	804	1008	1404	1608
305	508	805	1101	1406	1609
307	509	806	1102	1407	
308	510	808	1103	1408	
309	602	809	1104	1409	
310	603	901	1105	1410	
401	606	902	1106	1501	

Schedule 2 - Tenants who are Affected by this Order:

Abdala, Hamza	Deya, Jean-Charles Yao
Adjei, Benjamin	Elbourn, Robert
Affoue, Sylvie N'Dri	Eshun, Doris
Aggarwal, Rakesh Kumar	Faiola, Wayne Michael
Agostino, Andrea	Falcioni, Anna
Ahmadi, Yama	Falcioni, Enrico
Akomolafe, Modupe	Fernando, Asanka
Anand, Padmaja	Fisher, Gloria
Asfour, Gerard	Fisher, Richard
Assanda, Gnagui Kousoo	Fosu, Frank
Assee, Clyde	Francis, Ian
Auckbaraullee, Fadil	Francis, Jason
Augustine, Stephan	Fraser, Almona
Azeez, Shenieza	Fyfe, Ena
Bailey, Stephen	Fyfe, Scott
Boateng, Kennedy	Gaffaar, Yasmin
Bovell, Warren	Gallant-Sheppard, Alexander
Braham, Kevin	Gaynor, Mark
Brown, Christopher	Godin, Jason
Budhai, Ray	Goldson, Yvonne
Budhai, Sanakay D.	Grant, Oneil
Bursey, Noelle	Green, Darlena
Cabral, Gil	Green, Violet
Cabral, Susete	Hardeen, Samdaye
Caldwell, Bruce	Harrison, Eileen G
Caldwell, Erica	Harrison, James S.
Cameron, Tyler	Hindi, Roda
Castello, Elroy	Jarboo, Raad Zuhair Saleem Al
Chennette, Tracy L	Jarboo, Reeta Zuhair Saleem Al
Chong, Linda	Joon, Alxandar
Clarke, Delford	Joon, Najeeba
Clarke, Eileen	Kadie, Chiepie Annick
Clarke, Tracey	Ketwaroo, David
Cole, Henrietta	Ketwaroo, Sreematie
Collins, Frank	Klausedtrod, Daley
Columna, Judith	Korkees, Ganan
Comrie, Evonnie	Lamb, Sharon
Conway, Michael	Larocque, Denis
Coreas-Gomez, Luis	Latiff, Farida
Creasy, Joanne	Latiff, Fazia
Dahi, Linda Mariette	Lawal, Abiola
Decaire, Frank	Lee, Druscilla
Decaire, Wendy	Livingston, Calista
Degny, M'Boua Patrick	Livingston, Chelsey
DeLaMotta, Andrew	Livingston, Christopher
DeLeon, Carol	Livingston, Tamara

Martin, Shawn
Marton, Diane
Maxwell, Augustine
Mccron, Caitlin
Menzies, Doneique
Meunier, Barbara
Meunier, James
Milestone, Wolfe
Miller, Jason
Milley, Mary
Mills, Michelle
Minhas, Satwinder
Mohan, Dayanand
Moussa, Abdullahi
Murugan, Senthil Kumar
Nabaty, Zeyad
Nagy, Stephanie
Najwa, Bahara
Nankumar, Indrawattie
Navarette, Wendy
Neya, Akole Rosline
Nikkanen, Bill
Nunez, Zacarias
Nurse, Janice Esther
Oduro, Estella
Oduro, Kojo
Oliver, Brian
Ozturk, Husniye
Ozturk, Selahattin
Panda, Smitarani
Paraskevopoulos, Fotios
Pearce, Michael
Peart, Clinton
Peart, Diane
Pechmann, Angelika
Persaud, Erawath
Persaud, Lolita
Perveen, Rukhsana
Popalzai, Ahmad Sier
Raownauth, Devarani Evelyn
Rattansingh, Rennie
Riosa, Luz
Ross, Kristina
Sandhu, Mandeep
Sandhu, Mohinderjeet
Sandoval, Betty
Sandoval, Derek

Shahdad, Shadrin
Shamoeil, Samira Odisho Shamoeil
Shamuel, Baheeja Odeesho
Sheppard, Jim
Shirra, Allan
Simpson, Thelma Ekua
Singh, Hermanpreet
Singh, Manpreet
Singh, Paramjit
Sookram, Karishma
Sookram, Kerry Mark
Sotelo, Blanca Irene
Suarez, Elizabeth
Subramanian, Gnanaseelan
Subryan, Ivor
Subyran, Ammai
Sugrim, Lalita
Sugrim, Vijai
Swaby, Rudyard
Tajvar, Musaraff
Talekar, Rahul Ramesh Rao
Tang, Laura
Tatkan, Janak Lall
Tatkan, Nandranie
Tenant,
Tenant,
Tenant, .
Timbol, Iluminada
Timbol, Marie
Turner, Alrick
Vacciana-Bailey, Althea
Valverde, Edward
Valverde, Steward
VanForsch, Albert
Vaughan, Amanda
Venceslas, Kadio Kassi
Walters, Stacey
Walters, Uriah
White, Natasha
Whittier-Haswell, Jennifer
Williams, Sasha
Williamson, Michelle
Wright, Patricia Ann
Yacob, Saad
Yassin, Hala
Yiadom-Boakye, Mary

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 2024 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 2024 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.