



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

File Number: LTB-L-052108-25-AM

In the matter of: 72 – 102 Young Street, Woodstock, Ontario, N4S
3L5

Between: Reeves Realty Corporation Landlord

And

Refer to attached Schedule 2 Tenants

This amended order is issued to correct a clerical error in the original order issued on April 30, 2026. The corrections have been bolded and underlined for ease of reference in the order.

Reeves Realty 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.

This application was resolved by written hearing. No submissions were received from the Tenants.

It is determined that:

Municipal Taxes and Charges

1. The Landlord justified a rent increase above the guideline because of an extraordinary increase in the municipal taxes and charges. I find that the increase in the municipal taxes and charges is “extraordinary” because the percentage increase between the reference year and the base year is greater than the guideline rent increase plus 50% of the guideline (section 28 of O. Reg. 516/06).
2. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.61%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on February 12, 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 unit: 82

4. I have accepted the Landlord's amended application filed with the Board on November 6, 2025.
5. The first effective date of the rent increase above the guideline is December 1, 2025.

It is ordered that:

1. The Landlord may increase the rents charged by 0.61% 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 December 1, 2025, to **November 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 60 days of the date of this order.

May 19, 2026
Date Amended
Order Issued

Luciella Longo

Member, 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. 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.
2. 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.
3. The annual guideline for 2025 is 2.50%.

Schedule 1 - Units affected by this Order:

100 Young Street, Woodstock, Ontario, N4S 3L5
102 Young Street, Woodstock, Ontario, N4S 3L5
72 Young Street, Woodstock, Ontario, N4S 3L5
74 Young Street, Woodstock, Ontario, N4S 3L5
76 Young Street, Woodstock, Ontario, N4S 3L5
77 Young Street, Woodstock, Ontario, N4S 3L6
78 Young Street, Woodstock, Ontario, N4S 3L5
79 Young Street, Woodstock, Ontario, N4S 3L6
80 Young Street, Woodstock, Ontario, N4S 3L5
81 Young Street, Woodstock, Ontario, N4S 3L6
83 Young Street, Woodstock, Ontario, N4S 3L6
84 Young Street, Woodstock, Ontario, N4S 3L5
85 Young Street, Woodstock, Ontario, N4S 3L6
86 Young Street, Woodstock, Ontario, N4S 3L5
87 Young Street, Woodstock, Ontario, N4S 3L6
88 Young Street, Woodstock, Ontario, N4S 3L5
89 Young Street, Woodstock, Ontario, N4S 3L6
90 Young Street, Woodstock, Ontario, N4S 3L5
91 Young Street, Woodstock, Ontario, N4S 3L6
92 Young Street, Woodstock, Ontario, N4S 3L5
93 Young Street, Woodstock, Ontario, N4S 3L6
94 Young Street, Woodstock, Ontario, N4S 3L5
96 Young Street, Woodstock, Ontario, N4S 3L5
98 Young Street, Woodstock, Ontario, N4S 3L5

Schedule 2 - Tenants who are Affected by this Order:

Bogle, Veronica	Graham, Carole	Saunders, Barbara
Bow, Sara	Harrison, George	Sebastian, Lee
Burchett, Lisa	Ingold, Easton	Sheridan, Mike
Burgess, Robert	Knudsen, Jason	Stacey, Ashley
Burgess, Tracey	Lorch, Trevor	Stere, Tanya
Calderwood, Rachel	Moffat, Cathy	Thompson, Kelly
Cattle, Jennifer	Pollard, Andrew	Valleau, Jason
Chapman, Karen	Porter, Charlotte	Vidler, Leanne
Clarke, Roy	Porter, Edward	Wallace, Marylou
Falkins, Cyril	Raymond, Rick	Wilson, Leonard
Gale, Isadore	Raymond, Stephanie	Yako, Jasmine
Garwood, Rodney	Roswell, Tabitha	