



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

File Number: LTB-L-099558-25

In the matter of: 101-259 Blackacres Boulevard, London, Ontario, N6G 2H1

Between: Capreit Limited Partnership Landlord

And

Refer to attached Schedule 2 Tenants

Capreit Limited Partnership (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. The Board received submissions from the Landlord and the Tenant, Blaine Channer.

Preliminary Matters

Late Submissions

The Notice of Hearing for this application provided that the Notice of Hearing package was to be provided to affected Tenants no later than February 26, 2026. The deadline for Tenant submissions, as set out in the Notice of Hearing for this application, was March 28, 2026.

On February 12, 2026, the Landlord filed their Certificate of Service with the Board noting that, on the same day, the affected Tenants were served via mail through Canada Post. Pursuant to the Landlord and Tenant Board Rules of Procedure, Rule 3.9, a document is considered served on the fifth day after mailing, being February 17, 2026 in this instance.

The Tenant, Blaine Channer, filed submissions on March 30, 2026.

The Tenant submits that they “did not get” the Notice of Hearing until March 6, 2026, but that the envelope that the notice came in is dated February 12, 2026 and questioned “What was Capreit doing with this notice from February 12 to March 6, 2026?”.

In reply, the Landlord submits that no Tenant submissions were posted on the Tribunals Ontario Portal by the deadline for submissions, nor were any provided to the Landlord in response to the Notice of Hearing.

Notwithstanding that the Tenant submits that they did not get the Notice of Hearing until March 6, 2026, I am satisfied that the Landlord served the Notice of Hearing package within the required timelines for doing so. As such, the Tenant's late submissions have not been considered.

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 0.44%. 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 units: 145, 147, 197, 211, 225 and 249.
4. The first effective date of the rent increase above the guideline is March 1, 2026.

It is ordered that:

1. The Landlord may increase the rents charged by 0.44% 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 March 1, 2026, to February 28, 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 60 days of the date of this order.

May 21, 2026
Date 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 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

101 Blackacres Boulevard, London, Ontario, N6G 2H1
103 Blackacres Boulevard, London, Ontario, N6G 2H1
105 Blackacres Boulevard, London, Ontario, N6G 2H1
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259 Blackacres Boulevard, London, Ontario, N6G 2H1

Schedule 2 - Tenants who are Affected by this Order:

Abid, Hanifa	Dustova, Ekaterina
Abid, Irfan	Elsaleh, Mahmoud M.Z
Agha, Alaa Eddin Abden	El Saleh, Mohamad
Aguiar, Fabio	Fraser, Tiena
Aguiar, Raphaella	Frost, Doug
Akaabouch, Brenda Lee	Frost, Linda
Akl, Hanaa	Fry, Rick
Alfaran, Tarek Mohamad Hasan	Fukuda, Emiko
Alhusen, Mousa Yousef	Gauthier, Steven
Alkelezli, Malak	Giaj-Levra, Felipe Correa
Almomen, Ahmed	Giaj-Levra, Simone Alcalde
Alsmouri, Safaa Turkey	Goncalves, Greg
Argueta, Lempira David Cubas	Goodhew, Thomas John
Aubin, Joe	Hamori, Jayne
Aubin, Linda	Harnett, Victoria
Badr, Mohammad Bader	Hitsman, Robin
Baldeosingh, Suzanne	Holloway, Robyn
Baldeosingh, Tony	Jacobs, Ayden
Barker, Michael	Jamieson, Susan
Bauman, Jessica	Jamieson, William
Bestall, Patrick	Jamieson-Lyons, Brittany
Bestall, Sean	Johnston, Roxanne
Bocayuva, Beatriz	Kamal, Rukhsana
Brown, Catherine	Kamras, Dominique
Brown, Chelsea	Kedkaew, Chaiyanan
Brown, Tammy	Kim, Eunjeong
Capelluto, Rafael	Kim, Jinsun
Carlsen, Carl	Kim, Kwangsei
Channer, Blaine	Kraft, Deanna
Channer, Sandy	Little, Carla
Ciliska, Mike	Lloyd, Stephanie
Clark, Karen	Lyons, Paul
Cobban, Richard	Mcleod, Wayne
Collingridge, Brandon	Mendonca, Thais Cristina Cunioci
Cooper, Mercedes	Miike, Danielle Menezes De Mello
Coutinho, Andre Ribeiro	Miike, Edson Hideki
Cruz, Sara Noemi Rodriguez	Milligan, Sarah
Daly, Cody	Mreai, Huda
Da Silva, Carlos	Norman, Tom
De Azevedo, Erick	Oliveira, Rafael Campbell Andrejozuk
Divnich, Samantha	Parker, David
Dorbi, Abdul Halim	Perry, Samantha
Duque, Luis	Piper, Fred
Dustov, Sarvardzhon	Pizzato, Fabio

Plamenco, Alyssa
Powell, Barbara
Powell, Dennis
Quintero, Carmen
Riley, Stefani Lynn
Rivers, Michelle
Roussy, Nina
Schmitt, Danieli Cristina
Shimazaki, Marcia
Smith, Andrew
Smith, Danielle
Smith, Patrick John

Snook, Elizabeth
Snook, Henry
Streufert, Andrea
Taylor, Bianca
Tomenson, Deanna
Van-Cleeff, Leopold
Vandam, Suchawadee
Wellman, Eric
Wilson, O'jay
Woods, Connie
Xavier, Bibiana Carolina
Zarife, Malak K.M.