



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-071713-23

In the matter of: 30 Denton Avenue, Toronto, Ontario, M1L 4P2

Between: Cambridge Place Apartments Ltd.
Care of Realstar Management Partnership Landlord

And

Refer to attached Schedule 2 Tenants

Cambridge Place Apartments Ltd. Care of Realstar Management 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.

A Case Management Hearing took place by videoconference on April 9, 2026.

The following people attended the Case Management Hearing on behalf of the Landlord: The Landlord's Legal Representative, Rachel Mazur, and the Landlord's Agents, Dan Camila Nunes, Shawn Ruff, and Eric Khan.

The following Tenants attended the Case Management Hearing: Unit 406- Yvonne Elliot, Unit 1004- Mahfuzur Rahman, and Unit 2310- Shawn Brown & Angela McMartin.

The Certificate of Service filed by the Landlord on March 4, 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: 105, 325, 412, 424, 504, 512, 603, 608, 702, 802, 915, 919, 1002, 1108, 1214, 1219, 1407, 1504, 1615, 1717, 1822, 1902, 2009, 2116, 2120 and 2309.

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

1. In the application, the Landlord claimed 15 items of capital expenditure; however, the following item was withdrawn as part of this settlement:
 - a. Garage Painting.
2. The maximum rent increase above the guideline because of capital expenditures is 0.40%. This increase is for the following capital expenditures:
 - a. Water Retrofit;
 - b. Common Area & Suite Doors;
 - c. Elevator Car Door Operators;

- d. Transformer Replacement;
 - e. Emergency Generator & Fuel Storage Upgrades;
 - f. Irrigation System;
 - g. Elevator Pit Waterproofing;
 - h. Security System;
 - i. Air Conditioning Unit & Cooling Upgrade;
 - j. Exercise Equipment;
 - k. Major Plumbing Repairs;
 - l. Balcony Soffit Repairs;
 - m. Snow Blower; and
 - n. Pump Replacement.
3. Where the Landlord's application requests an increase of 0.53%, the maximum increase above the guideline for these units is 0.40%. This increase is to be taken in the first year.
4. The weighted useful life for the capital expenditures is 15 years.
5. The first effective date of the rent increase above the guideline is December 1, 2023.
6. The Landlord or Tenants shall reconcile accounts within 90 days of this order.

On consent of the parties, it is ordered that:

- 1. The Landlord may increase the rents charged by 0.40% 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 December 1, 2023, to November 30, 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 25, 2026
Date Issued

Eno Ubia
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 is 2.50% and for 2024 is 2.50%.

Schedule 1 - Units affected by this Order:

103	418	710	1006	1216	1527	1817	2110
104	420	714	1008	1221	1601	1823	2115
107	421	716	1010	1223	1603	1824	2119
109	423	718	1014	1224	1605	1825	2121
110	425	719	1016	1225	1610	1826	2125
202	426	720	1019	1226	1614	1828	2126
207	502	721	1021	1227	1616	1901	2203
209	503	722	1022	1228	1618	1905	2205
214	505	725	1024	1404	1619	1906	2209
218	511	726	1028	1405	1620	1908	2210
219	514	801	1101	1406	1621	1911	2211
221	516	805	1103	1408	1623	1912	2212
223	517	806	1105	1410	1624	1915	2214
225	518	808	1107	1414	1625	1916	2216
227	523	810	1110	1417	1628	1918	2221
228	528	812	1112	1420	1703	1919	2222
301	602	815	1115	1421	1704	1921	2223
305	604	816	1116	1422	1705	1922	2225
306	605	817	1117	1424	1707	1924	2228
308	606	819	1121	1427	1708	1928	2302
311	607	822	1122	1428	1710	2004	2303
312	609	824	1124	1501	1711	2005	2304
315	610	826	1125	1505	1714	2007	2307
316	612	827	1126	1507	1716	2008	2308
317	614	828	1127	1508	1718	2014	2310
320	617	906	1128	1510	1719	2015	2315
322	619	907	1202	1511	1720	2016	2316
326	620	908	1203	1516	1722	2017	2320
403	623	909	1206	1518	1726	2018	
404	624	911	1207	1520	1801	2020	
406	625	912	1208	1521	1802	2021	
408	701	917	1209	1522	1803	2024	
411	703	927	1210	1523	1810	2025	
415	707	1004	1212	1525	1811	2027	
417	708	1005	1215	1526	1816	2105	

Schedule 2 - Tenants who are Affected by this Order:

Abbas, Syed Tahir
Abesha, Legenet Amha
Absar, Nurul
Adem, Gihad Yahya
Afzal, Muhammad
Ahmad, Muhammad Fawad
Ahmed, Keduse
Ahmed, Naeem
A Jose, Dahilo
Akhter, Tahmina
Akhundov, Javid
Alam, Anirudha
Alam, Md Khairul
Alam, Mohammed Shahbaz
Ali, Hazrat
Al Quadir, Mahmud
Ambakumbura, Geethani
Amiri, Mansoor
Arcu, Mulugeta
Arefin, Md Ashraful
Ariyakumar, Dhakshayini
Arulananthan, Pratheepa
Asif, Mohammad
Athimoolam, Prabakaran
Ayyala, Som
Baig, Shahbaz Khan
Balachandran, Chitrakala
Bangin, Teresa
Bari, Md Abdul
Barrios Ruiz, Alejandro
Basher, Md Bulbul
Bautista, Jenny
Belmontes, Dominic
Bhattacharjee, Manash
Bhuiyan, Md Monirul H.
Bin Maruf, Amor
Birilie Assefa, Yodit
Boudreau, Wayne
Bray, Cheryl
Brown, Derick
Brown, Shawn
Cain, Verodica
Carmen, Dela Pena
Choudhry, Nadeem

Chow, Simon
Chowdhury, Ahamed Karim
Chowdhury, Aynoor Kabir
Chowdhury, Fahim Ahmed
Chowdhury, Hedayet
Chowdhury, Mainul
Claudio, Jacinta
Coombs, David
Cowan, Peter
Cox, Dawn
D'Cruze, Juliana
Davidson, Horlate Clare
De Lambert, Ann
De Mattos, Patrick
Dolorata, Myrna
Dortono, Dennis
Downie, Robert
Duquesnay, Beauvier
Elliott, Yvonne
Elzeisa, Perfecto
Eshetu, Assefa
Farooq, Umar
Felices, Francine
Fozia, Sultana
Frail, Patrick Norman
Frankel, Rena
Fryer, Thomas
Galang, Flaviano
Gandhi, Manishkumar
Garibay, Maidy F.
Gasirabo, Liliane
Gauvreau, Brian
Gebergzabher, Amsale
Gobin, Agnes
Gobin, Audrey
Golla, Srikanth
Gopalakrishnan, Suresh
Green, Lisa M.
Haider Shipar, Md. Abul
Haque, Anwarul
Hasan, Mohammad Mahmud
Hasan, Shahid
Hassan, Md Imtiaz
Hassan, Syed Mujahid

Hill, Sandra
Hoag, Bill
Hooke, Dorothy
Hopper, Diane
Hossain, Kamal
Hossain, Md Aowlad
Hossain, Mohammad
Hossain, Mohammad Foysal
Hossain, Mollick
Hossain, Saif
Hunt, Viola
Hussain, Mahmud
Hussain, Md.Farhad
Hussain, Shireen A.
Ignacio, Cecille
Iqbal, Arju Ara
Iqbal, Musharaf
Iqbal, Wasim M
Irene Akhter, Wahida
Islam, Md Nazrul
Islam, Qazi Shafayetul
Islam, Shahidul
Ismail, Rehan
Jabbar, Abdul
Jamal, Mujahid
Jamiluddin, Muhammad
Jelusic, Richard
Johri, Aseem
Joseph, Eldica
Kallias, Agnes
Kanemoto, Reiko
Kantor, Peter
Karim, Fazal
Karlapalem, Venkata Krishna
Kazi, Zafar
Kengamuthu, Gnanasegaran
Kennedy, Mary
Khan, Abdus
Khan, Abul
Khan, Masuma
Khan, Mohammad Salahuddin
Kibrom, Daniel Kiflai
King, Jemma
King, Steve
Komsky, Diane
Kourani, Rodolphe-Edward
Kumar, Ramesh Bandi

Kunjukrishna Kurup Indira Amma, Manoj
Lam, Vi Nghiep
Laranang, Delfina
Lavigne, Lisa Lynn
Lea, Sandra
Ledesma, Maria Lynnie Jo
Lee, Stephen
Lennox, Elizabeth Alice
Lewis, Alwyn
Lizarondo, Roger
Looby, Joan
Lozada, Leonida
Lubin, Priscillia
Mahendrarasah, Sinnan
Mahmood, Mian Fiaz
Mahmood, Zafar
Mahmoud, Hamyaei-
Makkad, Vandana
Malaiyannan, Gowthaman
Manoon, Vernon
Mansour, Mahmoud
Mansur, Mian
Mathew, Sajilal
Matira, Emilia Martinez
Mazur, Allan
Mcdonald, Charlene
Mcleish, Sheila
Md Hasan Sahja, Iqbal
Mergia, Genet
Miranda, Perlita
Mishra, Tamoghna
Mogae, One
Mohammad, Abdul Tahsin
Mohammad Iqbal, Hossain
Montevirgen, Eden
Mrakovcich, Robert
Mukazi, Monique
Mupasani, Ganesh Kumar
Muthukumar, Vivek
Myers, Christopher
Nagamuthu, Gugathasan
Nangsetsang, Pema
Narendran, Hemlata
Nazar, Nasir
Nazma, Sultana
Neumann, Richard
Nizami, Shamsul

O'Brien, Isabel
Obaid, Majed Naeem
Pabularcon, Jeneth
Paliwal, Pawan
Panafidin, Sergei
Pandey, Pradeep
Paplekaj, Dalina
Parris, Edward
Patel, Shahnawaz
Paulite, Rodelo
Peters, Clem Elliot
Phillips, Renford Woo
Platsko, Cheryl
Premathas, Swaminathamuthaly
Qadir, Muhammad
Qazi, Waheed
Quinto, Christina Michelle
Qureshi, Jahangir
Rafiqul, Islam
Rahman, Mahfuzur
Rahman, Nayeemur
Rajput, Asif
Ralston, Champagne
Rana, Muhammad Naseer
Rangasamy, Vijay Aragavan
Rashid, Aminur
Rea, Donna
Reid, Yvonne
Rivas, Delmy
Rizzo, John-Luc
Rokhsareh, Shadpourrodkoli
Romha, Yemane
Routray, Sthitaprayagna
Ruiz, Nely
Rusciolelli, Brenda
Sabatin, Eleno
Sadeq, Mohmad
Sadiq, Shaik
Sajib, Md Hussainul Islam
Salam, Mohammad Abdus
Salimuddin, Mohammed
Salman, Syeda Zarqa
Samual, Solomon Assefa
Sandbrook, David
Scott, Shirley Anne
Sebrants, John

Shahadat Hussain, Mohammad
Shahidullah, Mohammed
Shaik, Cheruddin Basha
Shaik, Mohammed Shoeb
Shaikh, Mohammed Saqueeb
Shameer Basha, Sunkesula
Sharmin, Shahida
Sheikh, Munif
Singh, Sonia
Smith, Kimberley Marie
Smith, Pauline
Sookhoo, Rajkumarie
Sourav Gomes, Anthony
Sprague, Suzette
Srinivas, Vani
St-Michel, Marc
Strauss, Katelyn
Sultana, Rehana
Sumon, S A A Mazeed
Sutherland, Judy
Talupula, Balakumar
Teferi, Tesfaye
Teresa, Almonte De Gomez
Thach, Thi Sokhan
Thelwell, A-Wayne
Thomas, Bevin
Travis, Busby
Trudel, Sylvain
Uddin, Md Kutub
Umer, Muhammad
Valencia, Miguelita
Vorsu, Vijaya Raju
W. Furlong, Michael
Walls, Alana
Warwood, Christine
Watkins, Nicole
Wilkins, Maxine
Wong, Herbert Yim Ho
Yamada, Erik
Yape, Narcisa
Yogeswaran, Dharmarajah
Yusuf, Ramadan
Yusuf, Sharmin
Zinjad, Subhash
Zubair, Meena

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.