



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-076041-24

In the matter of: 24 Forest Manor Road, North York, ON, M2J 1M3

Between: Homestead Land Holdings Limited Landlord

and

Refer to attached Schedule 2 Tenants

Homestead Land Holdings Limited (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 parties attended the hearing: Landlord representative, Ms. Sankey; Landlord agent, Mr. Hashmi; 202 - T. McEntee; 514 - R. Carruthers; 1010 - R. Chhabra; 1001 - E. Sevazhan; 602 - A. Satjanarayan; 909 - L. Patterson; 512 - R. Ajayi and O. Ajayi.

The Certificate of Service filed by the Landlord on March 10, 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: 0106, 0111, 0204, 0206, 0207, 0302, 0310, 0312, 0314, 0402, 0404, 0407, 0508, 0604, 0607, 0702, 0707, 0711, 0802, 0803, 0807, 0811, 0812, 0902, 0911, 1003, 1007, 1009 and 1011.

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

1. The maximum rent increase above the guideline because of capital expenditures is 8.70%. This increase is for the following capital expenditures:
 - a) Underground Parking Garage Repairs; and
 - b) Roof Fan Replacement.
2. Where the Landlord's application requests an increase of 10.95%, the maximum increase above the guideline for these units is 8.70%. This increase is to be taken as follows: 3.00% in the first year; 3.00% in the second year; 2.70% in the third year.
3. Where the Landlord's application requests an increase of 10.86%, the maximum increase above the guideline for these units is 8.70%. This increase is to be taken as follows: 3.00% in the first year; 3.00% in the second year; 2.70% in the third year.

4. The weighted useful life for the capital expenditures is as specified on Schedule 3.
5. The first effective date of the rent increase above the guideline is January 1, 2025.

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 120 days of the date of this order.

May 25, 2026
Date Issued

Suzy Franklyn
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 4 for information about the date and amount of the rent reduction.
4. The annual guideline for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

101	307	514	806
102	308	601	808
103	309	602	809
104	311	603	810
105	401	605	814
107	403	606	901
108	405	608	903
109	406	609	904
110	408	610	905
201	409	611	906
202	410	612	908
203	411	701	909
205	412	703	910
208	501	704	912
209	502	705	914
210	503	706	1001
211	504	708	1002
212	505	709	1004
214	506	710	1005
301	507	712	1006
303	509	714	1008
304	510	801	1010
305	511	804	1012
306	512	805	1014

Schedule 2 - Tenants who are Affected by this Order:

Abou Hamid, Nadia	Kergodu Gangadhar, Mithun
Abou Hamid, Omaeima	Kohistani, H.
Ajayi, Oluwaseun Adeyemi	Kubik, Boris
Ajayi, Raphael Ayodele	Kubik, Jane Marie
Alana, Luigi Angelo	Kubik, Marie
Amiry, Abdul Naeem	Kumar, Gaurav
Arbab, Behnaz	Lytwyn, Zorain
Arian, Bahman	Maduri, Laxmi
Arshad, Tauseef	Manoharan, Santhosh
Asiimwe, Monica	Mashayekhi, Mohammad mehdi
Atalla, Amar	Mata, Emerson
Bahri, ABDELHAMID	Mathivanan, Pavithra
Bekele, Meley Getachew	Mazahery, Pouria
Belhacini, Lahbib	McDonald, Joe
Bhatia, Seema	McEntee, Theri
Bhavsar, Nikiben	Medarmetla, Venkata Rao
BOUDJADA, Fahima	Mehta, Ashimita
Brydges, Vicki	Milicic, Simeun
Budimirovic, Vladan	Miryala, Bhanu Chander
Carruthers, Raji	Mitchell, Millina
Cavanagh, Dorothy	Mkondya, Catherine Paul
Chandrasekaran, Arun	Monika, Nyagui
Chathananickal Sukumaran,	Muermans, Shyamasree
Aravindkrishna	Murugesan, Prabhu
Chhabra, Rahul	Muzeyin, Tinsae Tefera
Chowdhury, MD Arshad Ali Chowdhury	Nabili, Hayedeh
Clarke, Desland	Naseri, Milad
Emdadi, Daniel	Ndungu, Philip Kamau
Ezzeh, Anthony Okey	Newman, Wayne
Ezzeh, Ngozi Victoria	Nikoltchevski, Nikolay
Francis, Anto	Nittala, Satuendra
Frone, Gabriela	Noreen, Uzma
Garcia, Chris Joel Villoga	Noureen, Asiya
George, Ruchika	O'Grady, Michael
Greasy, Shyama	Okungbowa Erese, Jovita
Guillen, Michelle	Ollivierra, Michael
Hamdan Abdraman, Cherifa	Omon-Irabor, Eva
Hossain, Khalid	Panakkal, Silvie
Huertas Orjuela, Julio Alexander	Panes, Christine Joy
Iqbal, Muddassar Ahmad	Panes, Christopher
Israef, Amal	Panes, Jocelyn
Kalakonda, Sai Sanshay	Panes, Virgilio
Kalakonda, Sai Shashank	Parekh, Sameer
Kalny, David	Patterson, Lauren

Poddar, Chiranjit
Prawl-Campbell, Kamilah
Ramachandran, Sangeetha
Rana, Vijay
Ray, Subhodip
Retnakaren, Arthur
Retnakaren, Saraswati
Robichaud, Dave
Rouhollahi, Mohsen
Russell, Alva
Saber, Sayfora
Sadeqi, Mohammad Fahim
Salazar, Jose Eduardo
Samuda-Joseph, Dolary Dawn
Satyanarayan, Ahana
Seuli, Shahida Haque
Sevazhan, Elsie
Shekatkar, Varun
Sherchan, Shruti
Siddiqui, Arshad

Sonenahalli Narayan Gowda, Anusha
Soni, Ayush
Spencer, Flora
Sreekumar, Sachin
Sullivan, Maureen Elizabeth
Tamburano, Shirley
Taoufik Sellak, SUPERINTENDENT
Tate, Kerwin Orville
Tefaye, Firhiwote Habtu
Tosic, Radosav
Uba, Nwamaka
Vemuru, Venkata Sakethram
Wahidi, Abdul Haleem
Wahidi, Soman
Yadava, Maruthi
Yassin, Samia Osman Ismail
Yazbeck, Nancy
Yedma, Shekar Reddy
Youssef, Samuel
Zamir, Farhood Rosha

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is January 1, 2025**

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.

For the period of:	January 1, 2025 to December 31, 2025		January 1, 2026 to December 31, 2026		January 1, 2027 to December 31, 2027			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% 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
0101, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0102, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0103, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0104, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0105, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0107, 24 Forest Manor Road	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%
0108, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0109, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0110, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0201, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0202, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0203, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0205, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0208, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0209, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0210, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0211, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0212, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0214, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0301, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0303, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0304, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0305, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0306, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0307, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0308, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0309, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0311, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0401, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%

For the period of:	January 1, 2025 to December 31, 2025		January 1, 2026 to December 31, 2026		January 1, 2027 to December 31, 2027			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% 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
0403, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0405, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0406, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0408, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0409, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0410, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0411, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0412, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0501, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0502, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0503, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0504, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0505, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0506, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0507, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0509, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0510, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0511, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0512, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0514, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0601, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0602, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0603, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0605, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0606, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0608, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0609, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0610, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0611, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0612, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0701, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0703, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0704, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0705, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0706, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%

For the period of:	January 1, 2025 to December 31, 2025		January 1, 2026 to December 31, 2026		January 1, 2027 to December 31, 2027			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% 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
0708, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0709, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0710, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0712, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0714, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0801, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0804, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0805, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0806, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0808, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0809, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0810, 24 Forest Manor Road	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%
0814, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0901, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0903, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0904, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0905, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0906, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0908, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0909, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0910, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0912, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
0914, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
1001, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
1002, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
1004, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
1005, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
1006, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
1008, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
1010, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
1012, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%
1014, 24 Forest Manor Road	3.00%	3.00%	3.00%	3.00%	2.70%	2.70%	10	8.70%

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 2025 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 2025 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.