



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

File Number: LTB-L-062406-23

In the matter of: 100 Gamble Avenue, Toronto, Ontario, M4K 2H2

Between: Novi Properties Landlord

And

Refer to attached Schedule 2 Tenants

Novi Properties (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 2, 2026.

The following Landlord parties attended the hearing: Landlord's legal representative, Rachel Mazur and Landlord's agent, Danielle Ferrante.

The following Tenant parties attended the hearing: Marketa Bozner, Vicky A Sheppard, Elizebeth Mbwaya, Francis O'malley, Jonathan Neal, Jorge O. Rivera Sosa, Rosa M. Rodriguez Burgos, Mitchell Pencharz, Veno Beqiraj, Canetra Baker, Martin Muggwa Kibuuka, Matthew Genser, Ariel Rodriguez, Steve Tsoukarellis, Shalaka Kalyanpurkar, James Robert Neilson, Tracey Ann Esther Stewart, and Rahel Seyoum (aka Seyoum Fahel).

The Certificate of Service served by the Landlord on February 25, 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: 103, 105, 106, 206, 211, 410, 502, 510, 512, 611, 709, 712, 805, 906, 911, 1001, 1005, 1102, 1106, 1109, 1201, 1202, 1203 and 1214.

The Certificate of Service served by the Landlord on February 25, 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: Menasi Desai.

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

1. The maximum rent increase above the guideline because of capital expenditures is 2.50%. This increase is for the following capital expenditures:
 - a. Boiler replacement; and
 - b. Common area restoration.
2. At the hearing, the Landlord withdrew the claim for the capital expenditure noted on the application as Elevator Repairs and all its associated costs.
3. Where the Landlord's application requests an increase of 2.99%, the maximum increase above the guideline for these units is 2.50%. This increase is to be taken in the first year.
4. The weighted useful life for the capital expenditures is 12 years.
5. The first effective date of the rent increase above the guideline is November 1, 2023.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 2.50% 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 2.50% within the time period of November 1, 2023, to October 31, 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 60 days of the date of this order.

May 26, 2026
Date Issued

Sonja Richter
Hearings 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.
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%, for 2024 is 2.50%, for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

100 Gamble Avenue, Toronto, Ontario, M4K 2H2

101	505	814
102	506	901
104	507	902
107	508	903
108	509	904
109	511	905
201	514	907
202	601	908
204	602	909
205	603	910
207	604	912
208	605	914
209	606	1002
210	607	1003
212	608	1004
214	609	1006
301	610	1007
302	612	1008
303	614	1009
304	701	1010
305	702	1011
307	703	1012
308	704	1014
310	705	1103
311	706	1104
312	707	1105
314	708	1107
401	710	1108
402	711	1110
403	714	1111
404	801	1112
405	802	1114
406	803	1204
407	804	1205
409	806	1206
411	807	1207
412	808	1208
414	809	1209
501	810	1210
503	811	1211
504	812	1212

Schedule 2 - Tenants who are Affected by this Order:

Abad, Nena	Dedeeli, Umrn	Keslow, Dexton Lloyd
Abalos, Carlos	De Guzman, Melodie	Kimonos, Niki
Adonis, Carnegie	Dela Cruz, George	Kimonos, Sotiris
Albert, Macdonald	Delos Santos, Maria	Klar Toaquiza, Clarke
Andreopoulos, Athanasios	Denis, Lambropoulos	Kostyk, Blain
Arseneau, Kristal	Dia, Yero	Kourakos, Helen
Artienda, Freddie	Dizon Esteban, Lorna	Kovacevic, Milan
Artienda, Liberty Joy	Dolan, Jennifer	Lambropoulos, Denis
Assimakopoulos, Gerassimos	Downey, Brooke	Lambropoulos, Panagiota
Aubin, Madeleine	Dsilva, Janice	Latour, Gerard
Baker, Canetra	Dsilva, Jonathan	Leonidas, Georgoulis
Balbalosa, Gerald	Duncan, Carmen	Lozano, Pauline
Balligui Galicia, Orestes	Duncan, Michael	Luciani, Mark
Bats, Liudmyla	Escudero Ramillano, Emee	Lukwago, Frank
Bats, Yana	Estacion, Marlowe	Macdonald, Albert
Beqiraj, Veno	Felipe, Henry	Maicantis, Christos
Berhanu, Bessufekad	Fermin, Jose	Maicantis, Chrysso
Berhanu, Leykoon	Fermin, Maria	Maraj, Dulari
Berhanu, Mahder	Filianovyeh, Andrii	Maraj, Terat
Bondarenko, Oksana	Gabayan, Ofelia	Margaris, Tassia
Boodlal, Cornelius	Gahungu, Donatien	Marlowe, Estacion
Botos, Fotios	Gaspar, Efren	Mbwaya, Elizebeth
Boua, Nouria Marie-Desiree	Gaspar, Jean	Michael, Young
Bozner, Marketa	Genser, Matthew	Michailidis, Antonios
Buenafe, Remedios	Ghulam Nabi, Zabiullah	Michailidis, Erasmia
Buenafe, Rememdios	Goco, C.	Michailidis, Ilias
Burles, Kent	Graham, Kelsey Ann	Miladinovic, Valentina
Cantos, Maria A.	Guiang, Marilyn	Milisavljevic, Vesna
Caraiscos, Christos	Guiang, Randolph	Moglica, Elliott
Caraiscos, Felicia	Gul Ahmadi, Ala	Mohammed, Ava
Caraiscos, Valerie	Haboc Sabasa, Zaldy	Mohammed, Shaw
Castillo, Jennifer	Hagos Haileslasie, Siela	Muggwa Kibuuka, Martin
Castillo Batangan, Sean	Hagos Haileslasie, Solomon	Mukhtar, Kirinya
Joshua	Hancock, Jamie Lee	Nakimera, Irene
Celaj, Ines	Hussen, Feruza	Nakyazze, Suubi
Charala, Fotoula	Ilano, Luzviminda	Nam Vu Tien, Nhat
Charalampopoulos, Margarita	Irby, Carole	Nancoo, Sarah
Chen Luu, Beverley	Javed, Mohammad	Neal, Jonathan
Cherniak, Judy	John, Cassandra	Neil, Tanya
Christos, Caraiscos	Kalyanpurkar, Shalaka	Neilson, James Robert
Corpuz, Mary Ann	Kanyange, Sonia Joelle	Nicole, Josue
D'souza, Hazel	Karokis Botos, Sofia	O'malley, Francis
Davison, Wayne	Katsaras, Thomas	O'Neill, Carol
Dedeeli, Ismail	Keith, Brushett Francis	O'Neill, John

Omari, Samir
Orestes Balligui, Galicia
Panayotou, Demetre
Panayotou, Despina
Parasiya, Vivek
Paraskevopoulos, Konstant
Paulin, Adriana
Pellat-Hall, Danielle
Pencharz, Mitchell
Penny, Cindy
Perez, Madonna
Phiri, Alesi
Picilaidis, Katerina
Pinzon Daniel, Lilia Paulina
Rivera Sosa, Jorge O.
Robert, Thierry
Rodriguez, Ariel
Rodriguez Burgos, Rosa M.
Rojo, Ivania
Rudenko, Valentyna
Russell, Joseph Patrick
Sacksteder, Nancy
Seyoum, Rahel

Sheppard, Vicky A
Sigal-Florence, Eini
Singh, Francine
Skederidis, Pat
Sloan, James
Sloan, Steven
Smith, Kenneth Rodney
Sombrio, Baldwin C.
Spyropoulos, Fotini
Spyropoulos, Kaliopé
Spyropoulos, Peter
Stewart, Tracey Ann Esther
Sto Domingo, Gloria
Suku, Dhimitraq
Suku, Rajmonda
Sunga, Elvira
Super.
Sutherland, Herman
Taffesse, Alemu
Tassiopoulos, Jim
Tassiopoulos, Penny
Taylor, Kim
Tri Vu Tien, Minh

Tsatalbasidis, George
Tsoukarellis, Ermioni
Tsoukarellis, Steve
Uthuman, Mugimba
Van Heukelom, Lynn
Vassiliki, Buris
Vejsiu, Arben
Venkatraman,
Badrinarayanan
Vera, Moglica
Verna Mcnicol, Karen
Vong, Laly
Warekar, Tanishka Sanjay
Welshman, Mikayla
Williams, Brian
Willis, Ebonie
Wong, Benny
Yilmaz, Bedriye
Yilmaz, Huseyin
Young, Mary
Young, Michael
Zivkovic, Mirjana

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 this 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 this 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.