



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-071652-23

In the matter of: 3576 Peter Street, Windsor, Ontario, N9C 1J5

Between: Skyline Living Landlord

And

Refer to attached Schedule 2 Tenants

Skyline Living (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 parties for the Landlord attended the hearing: Landlord's legal representative, Heather Waese and Landlord's agents, Julia Wallace and Michelle Beaton.

The following Tenant parties attended the hearing: Lottie Pare, Samantha Grenon, Ian D. Telfer and Lori Telfer.

The Certificate of Service served by the Landlord on February 24, 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.

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

1. The maximum rent increase above the guideline because of capital expenditures is 5.00%. This increase is for the following capital expenditures:
 - a. Elevator modernization; and
 - b. Jockey pump and valves.
2. Where the Landlord's application requests an increase of 5.25%, the maximum increase above the guideline for these units is 5.00%. This increase is to be taken as follows: 3.00% in the first year; and 2.00% in the second year.

3. Where the Landlord's application requests and increase above the guideline of 0.25%, it shall remain as claimed in the Landlord's application. This increase is to be taken as follows: 0.25% 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.

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 Tenant 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 4 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:

3576 Peter Street, Windsor, Ontario, N9C 1J5

105
106
202
203
204
205
206
301
302
303
304
305
306
401
403
405
406
502
503
505
506
602
603
604
605
606

Schedule 2 - Tenants who are Affected by this Order:

Almeida, Stephen
Bennett, Richard
Brabant, Russell Timothy
Bull, Sarah
Chisvin, Elena
De Bloeme, Mark
Desjardins, Harry
Desjardins, Joshua
Dunne, Barbra
Dunne, Gerald
Fischer, Randolph
Fischer, Susan
Fraser, Marie Cecelie
Garcia, Jesus
Girardin, Mary
Grenon, Samantha
Jones, Kenneth
Labutte, Franklin
Langlois, Brooke
Lee, Kevin
Lorenz, Carey
Lorenz, Linda
Lucier, Patricia
Milhem, Doaa
Milhem, Majed
Moore, Hazel
Noriega, Ana Maria
Pare, Lottie
Patel, Yash
Reaume, Margaret
St. Pierre, Marcel
Sterling, Randy
Telfer, Ian D.
Telfer, Lori
Thiessen, Ashleigh
Wigle, Jeremy

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is December 1, 2023**

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.

Rental Unit Address Name	Period of December 1, 2023 to November 30, 2024		Period of December 1, 2024 to November 30, 2025			
	% 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
105, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
106, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
202, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
203, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
204, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
205, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
206, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
301, 3576 Peter Street	0.25%	0.25%	0.00%	0.00%	15	0.25%
302, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
303, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
304, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
305, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
306, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
401, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
403, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
405, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
406, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
502, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
503, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
505, 3576 Peter Street	0.25%	0.25%	0.00%	0.00%	15	0.25%
506, 3576 Peter Street	0.25%	0.25%	0.00%	0.00%	15	0.25%
602, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
603, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
604, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
605, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
606, 3576 Peter Street	3.00%	3.00%	2.00%	2.00%	15	5.00%

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 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 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 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 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.