



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

File Number: LTB-L-035351-24

In the matter of: 1061 Don Mills Road, North York, Ontario, M3C 1X2
12 The Donway East, North York, Ontario, M3C 1X7
14 The Donway East, North York, Ontario, M3C 1X7

Between: Hazelview Properties Landlord

and

Refer to attached Schedule 2 Tenants

Hazelview 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 (CMH) took place by videoconference on April 9, 2026.

The following parties attended the hearing: the Landlord's representative, David Lyman; the Landlord's agents, Brenda Klonteig and Sanon Miah; and several Tenants.

The Certificate of Service filed by the Landlord on March 11, 2026, and further clarified at the CMH, 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:

1061 Don Mills Road: Units 103, 201, 204, 205, 209, 301, 303, 401, 405, and 409;

12 The Donway East: Units 101, 201, 202, 203, and 205;

14 The Donway East: Units 101, 206, 212, 311, 408, and 410.

The Certificate of Service filed by the Landlord on March 11, 2026, and further clarified at the CMH, also indicates that a Tenant listed in the application was not served with the application and notice of hearing. The Board shall therefore amend the application by removing the Tenant as a party. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to Fernando Gohindo of 1061 Don Mills Road, Unit 206.

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

1. The maximum rent increase above the guideline because of capital expenditures is **9.00%**. The Landlord's application is for the following capital expenditures:
 - a. Windows and Patio Doors;
 - b. Balcony Repairs;
 - c. Water Efficient Fixtures; and
 - d. Roof Replacement at 12 The Donway East.
2. Where the Landlord's application requests increases of 11.32% and 11.53%, the maximum increase above the guideline for these units is 9.00%. This increase is to be taken as follows: 3.00% in the first year; 3.00% in the second year; and 3.00% in the third year.
3. Where the Landlord's application requests an increase of 6.57%, the maximum increase above the guideline for these units shall remain as claimed in the Landlord's application. This increase is to be taken as follows: 3.00% in the first year; 3.00% in the second year; and 0.57% 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 August 1, 2024.
6. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 180 days of the date of this order.
7. The Landlord shall give rent abatements to each affected unit equal to 1/3 of the above guideline increase for the first year of the order. This will have the effect for tenants who only paid the guideline increase pending the resolution of this above guideline increase application to pay 2/3 of the amount that would otherwise be owing for the first year of the application. The tenants who paid the full amount requested on the first year Notice of Rent Increase shall receive a credit on their rental account.

On consent, 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 180 days of the date of this order.

4. The Landlord shall give rent abatements to each affected unit equal to 1/3 of the above guideline increase for the first year of the order. This will have the effect for tenants who only paid the guideline increase pending the resolution of this above guideline increase application to pay 2/3 of the amount that would otherwise be owing for the first year of the application. The tenants who paid the full amount requested on the first year Notice of Rent Increase shall receive a credit on their rental account.

June 2, 2026

Date Issued

Nancy Fahlgren

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. 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 4 for information about the date and amount of the rent reduction.
4. The annual guideline for 2024 is 2.50%, for 2025 is 2.50%, and for 2026 is 2.10%. On or before August 31st of 2026, the government will announce the guideline for 2027.

Schedule 1 - Units affected by this Order:**1061 Don Mills Road, North York, Ontario, M3C 1X2**

101	212	402
102	302	403
104	305	404
202	306	406
203	307	407
206	308	408
207	309	410
208	310	411
210	311	412
211	312	

12 The Donway East, North York, Ontario, M3C 1X7

103	303	402
104	304	403
206	305	404
207	306	405
208	307	406
209	308	407
210	309	408
211	310	409
212	311	410
301	312	411
302	401	412

14 The Donway East, North York, Ontario, M3C 1X7

102	211	401
103	301	402
104	302	403
201	303	404
202	304	405
203	305	406
204	306	407
205	307	409
207	308	411
208	309	412
209	310	
210	312	

Schedule 2 - Tenants who are Affected by this Order:

Abdulquander, Najilah	Gilmour, Michelle
Aghaei, Yaghoub	Gold, David
Allaraj, Dritan	Gold, Elayne
Amato, Julie	Goldenberg, Susan
Anderson, Bruce	Gomez, Arleen
Artates, Lydia	Gore, Cassandra
Artates, Melchor	Green, Chanee
Ashley, Lydia	Gullston, Brittany
Attwater, Joshua	Gvozdetska, Mariya
Audencial, Carmelita	Gvozdetskyi, Sergii
Audencial, Lorenzo	Halili, Elisabeta
Balasyan, Hasmik	Headon, Tyson
Bedward, Jamal	Hernandez, Luz Adiela
Benhaggai, Aaron	Hernandez Solis, Fernando Alberto
Berardi, Marcello	Hicks, Bill
Boston, Paulina	Huble, Michael
Brown, Vinette	Huo, Shaochun
Bryan, Natasha	Hw, Jingbo
Bryan, Nicholas	Ismaili, Petrit
Casco, Joseleo	Jalandoni, Joevan
Chekol, Damtew	Jalandoni, Marian
Chen, Xiu	Klonteig (BM), Brenda
Correale, Elsa	Kolotylo, Maria
Dalisay, Armina	Korichi, Abdelmadjid
Dalisay, Dennis	Kravchenko, Valeriia
Das, Tapas	Lall, Jerome
Day, Eric	Lewis, Owen
Delgado, Job	Livingstone, Paulina
Delgado, Michelle	MacKenzie, John
Delia, Suzana	Macphee, Julie
Delia, Vilson	Manag, Lilibeth
Djemil, Radja	Marsden, Patrick
Earle, Keith	Meikle, Natalie
Echerecho, Rocel	Melnyk, Kyle
Echerecho, Salvacion (Sally)	Mihailovich, Elizabeth
Elsier, Joshua-Ray	Mitchell, Laura
Ennis, Will	Molyneux, Christa
Fan, Bei Jian Chen	Moncada, Roma
Fowler, Paul	Moze, Bruce
Ganyuk, Vaclav	Nascimento, Roger
Garniss, Jack	Nelson, Jules
Gerrard, Ian	Newbound, Janice
Gibson, Peter	Ng, Margaret
Gierusz, Sarah	Nguyen, Thi Hoang Quyen

O'Neill, Craig
Ota, Maria Dixie
Panas, Theodoros
Pastor, Karen
Patra, Kiran
Payandefar, Parsa
Paz, Martha
Peacock, Karen Lee
Petrosian, Haik
Poghosyan, Vahan
Power, Donna
Ralleca, Luz
Raschig, Richard
Rassolov, Ivan
Reid, Aaron
Rizzuti, Jason
Romano, Alvin
Romano, Kathleen
Romero, Cecilia
Sicat, Nerba
Silver, Joanna
Silver, Matt
Stevens, Marilyn

Striewe, Howard
Taber, Peter
Tablate, Teresita
Thibou, Gerald
Thibou, Marva
Tseramis, Kim
Vardon, Jacqueline
Vardon, Nick
Velarde, Jimena
Villamero, Jeromar
Wanjiro, Bibi
Watson, Sandra
Watt, James
Williams, Norma
Wittenbols, Jay
Wood, Donna
Wood, Robert
Xu, Qing Liang
Zhang, Jian
Zhang, Yin
Zhao, Yanhong
Zinah, Emad
Zubyk, Liliia

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is August 1, 2024**

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 August 1, 2024 to July 31, 2025		For the Period of August 1, 2025 to July 31, 2026		For the Period of August 1, 2026 to July 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
101, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
102, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
104, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
202, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
203, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
206, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
207, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
208, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
210, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
211, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
212, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
302, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
305, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
306, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
307, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
308, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
309, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%

	For the Period of August 1, 2024 to July 31, 2025		For the Period of August 1, 2025 to July 31, 2026		For the Period of August 1, 2026 to July 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
310, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
311, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
312, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
402, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	0.57%	0.57%	19	6.57%
403, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
404, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
406, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
407, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
408, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
410, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
411, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
412, 1061 Don Mills Road	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
103, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
104, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
206, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
207, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
208, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
209, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
210, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
211, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
212, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
301, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
302, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%

	For the Period of August 1, 2024 to July 31, 2025		For the Period of August 1, 2025 to July 31, 2026		For the Period of August 1, 2026 to July 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
303, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
304, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
305, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
306, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
307, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
308, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
309, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
310, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
311, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
312, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
401, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
402, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
403, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
404, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
405, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
406, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
407, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
408, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
409, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
410, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
411, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
412, 12 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
102, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%

	For the Period of August 1, 2024 to July 31, 2025		For the Period of August 1, 2025 to July 31, 2026		For the Period of August 1, 2026 to July 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
103, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
104, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
201, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
202, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
203, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
204, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
205, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
207, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
208, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
209, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
210, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
211, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
301, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
302, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
303, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
304, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
305, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
306, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
307, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
308, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
309, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
310, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
312, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%

	For the Period of August 1, 2024 to July 31, 2025		For the Period of August 1, 2025 to July 31, 2026		For the Period of August 1, 2026 to July 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
401, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
402, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
403, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
404, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
405, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
406, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
407, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
409, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
411, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%
412, 14 The Donway East	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	17	9.00%

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 2024 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 2024 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.