



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-079167-25

In the matter of: 310, 737 STONEHAVEN AVE
NEWMARKET ON L3X2G4

Between: Devika Lewis Tenant

And

German Canadian Housing Landlord

Devika Lewis (the 'Tenant') applied for an order determining that German Canadian Housing (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on March 26, 2026.

The Landlord's Legal Representative, Elizabeth Chea, and the Tenant attended the hearing.

Determinations:

1. As explained below, the Tenant did not prove the allegations contained in the application on a balance of probabilities. Therefore, the application is dismissed.
2. The Tenant sought an order from the Board that the Landlord collected rent in excess of the amount allowed as the Board should not allow the Landlord to increase the monthly rent above the guidelines, even when it comes to RGI increases.
3. The Landlord's Legal Representative disputed this claim and asked for the application to be dismissed as the Landlord is a nonprofit social housing project and the Board lacks the jurisdiction to determine the monthly rent amount, and the Landlord is exempt from the guidelines.
4. Pursuant to O'Reg 368/11, Designated Housing Projects, section 68 of the Housing Services Act, schedule 37, it does confirm the Landlord is registered as a social housing project.
5. Pursuant to section 7(2) of the *Residential Tenancies Act, 2006* (the 'Act'), it states that a rental unit in a designated housing project is exempt in relation to any rent increases.
6. Therefore, I find that the Landlord did not collect rent in excess of the amount allowed by the *Residential Tenancies Act, 2006* (the 'Act'), as the Landlord is exempt from following the rent increase guidelines.

It is ordered that:

1. The Tenant's application is dismissed.

June 4, 2026
Date Issued

Samantha Greaves
Member, 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.