



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

File Number: LTB-L-099821-25

In the matter of: 492 Springbank Drive, London, Ontario, N6J 1H1

Between: Capreit Limited Partnership Landlord

And

Refer to attached Schedule 2 Tenants

Capreit Limited Partnership (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.

This application was resolved by written hearing. The Board received submissions from the Landlord and the Tenant, Nancy Reynolds – Unit 217.

It is determined that:

Municipal Taxes and Charges

1. The Landlord justified a rent increase above the guideline because of an extraordinary increase in the municipal taxes and charges. I find that the increase in the municipal taxes and charges is “extraordinary” because the percentage increase between the reference year and the base year is greater than the guideline rent increase plus 50% of the guideline (section 28 of O. Reg. 516/06).
2. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.61%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on March 12, 2026, indicates that some rental units listed in the application were not served with the application and notice of hearing. The LTB 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, 111, 118, 204, 207, 211, 308, 401, 503, 505, 605 and 610.

4. The first effective date of the rent increase above the guideline is March 1, 2026.

Financial Hardship

5. The Tenant residing in Unit 217 submits that the Board should consider financial hardship to Tenants caused as a result of any increase granted. The Tenant submits that they are on fixed income and that the cost of living is rising.
6. In respect to the Tenant's submission of financial hardship, the Act does not provide the Board with the authority to consider the financial impact on the tenants of an above guideline increase when determining whether a landlord's above guideline increase application should be granted or denied.

Out of Scope Submissions

7. The Tenant residing in Unit 217 made submissions on matters which, while I understand are important to the Tenant, are not matters which the Act permits me to consider on the hearing of this application. The issues raised by the Tenant which are not relevant to my findings here are as follows:
 - a. Other charges like parking are increased in line with the annual guideline increases.
 - b. That the Tenant already pays one of the mid to higher rents in the building and an increase will further stretch their budget.
 - c. That the cost of rent is already too much and the Landlord does not need to pass on these costs to Tenants to maintain a profit.
8. Although the Tenant may feel it is unjust, the Board is a creature of statute charged with applying the law as written. Section 126 of the Act specifically provides that a Landlord may apply for an AGI for an extraordinary increase in the cost for municipal taxes and charges for the residential complex or any building in which the rental units are located. The Board cannot stop the Landlord from exercising its right to apply for an above guideline rent increase.

It is ordered that:

1. The Landlord may increase the rents charged by 0.61% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken within the time period of March 1, 2026, to February 28, 2027.
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.

June 3, 2026
Date Issued

Luciella Longo
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.

Important Notes:

1. 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.
2. 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.
3. The annual guideline for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

492 Springbank Drive, London, Ontario, N6J 1H1

101	201	217	312	407	501	515	614
102	202	218	313	408	502	516	615
105	203	301	314	409	504	517	616
107	206	302	315	410	506	518	617
108	208	303	316	411	507	602	618
109	209	304	317	412	508	603	
110	210	305	318	413	509	604	
112	212	306	402	414	510	608	
113	213	307	403	415	511	609	
114	214	309	404	416	512	611	
116	215	310	405	417	513	612	
117	216	311	406	418	514	613	

Schedule 2 - Tenants who are Affected by this Order:

Adeoye, Iyabode	Igwe, Chizorom
Adeoye, Oluwatimilehin	Islampasand, Mozgan
Ahammed, Nur	Javier, Rose Anne
Ahmed, Kokab	Jimenez, Maria Cortes
Ahmed, Sadaq Abdi	Jones, Peter
Alamrew, Etenesh	Kilty, John
Armstrong-Richardson, Sarah	Kreitzer, Gregg
Audette, Lindsay	Kumar, Jamuna Rani Uthaya
Behar, Sara	Laird, Donald
Blake, Kari	Laird, Maria
Brock, Rebecca May	Lakshmanan, Vijayalakshmi
Brown, Keith	Lakshminarayanan, Sivacharan
Bruder, Leighanna Dawn	Lala, Rani
Burgess, Carl	Lanois, Elizabeth
Butler, Jodi	Leonhardt, Trevor
Cabrera, Claudia Otaia	Lewanick, Miranda
Carrillo, Maria	Lopez, Laura
Catama, Ines Zoraida Parra	Lorenzo, Salcor Gabriel
Clark, Catherine	Lynch, Jennifer
Cortes, Myriam Rocha	Mackey, Belinda L.
De Jongh, Rebecca Lynn	Marks, Erika
Doyle, Julie	Martinez, Heidy Yelythza Gomez
Dunn, Donald	Mcauley, Erin
Dunn, William	Mcphaden, Margaret
Eaid, Kimmerly	Miller, Janeth
Elnouby, Esraa Elsayed	Mitchell, Lynda
Elsamanody, Tamer Ali	Mohammed, Moinuddin Arbaaz Pasha
Fadel, Marwan	Morke, Laura
Faist, Susan	Nafziger-Blackwood, Kane
Franks, John A.	Nariwonczyk, Angel
Franks, Susan/L	Naugler, Catherine
Garcia, David	Ndhlovu, Ita Brigita
Gashi, Valmir	Noor, Begum
Gillespie, Leslie	Nur, Sayed
Glanville, Eugene	Ogundare, Oladipupo
Goldsmith, Talia	Patel, Akash Bhailalbhai
Greig, Stuart Trent	Patel, Rinku
Gruszczynska, Beata	Pineda, Ana Maria Ramirez
Halbouni, Wesam	Pineda, William Ricardo Ramirez
Hamlin, Debrah	Poole, Jan
Hamlin, Terrance	Prouty, Krista
Harris, Elizabeth	Rasheed, Rashidat
Harris, Laura Ellen	Read, Derek
Harris, Martin	Read, Kendra

Reynolds, Nancy G.
Rivard, Emma
Rodriguez, Adriana Pegueros
Roemmele, Robin
Rosenbohm, Ida Catherina
Rowles, Tabatha
Ruiz, Juana Maria
Sanchez, Abel
Scapinello, Summer
Selby, Reginald
Speets, Anita
Steeves, Charlene
Thar, Lorraine
Thorp, Peter William

Tonn, Richard
Troake, Derek Wallace
Turner, Christian
Urcuyo, Melquisedec Mendoza
Wales, Stephen
Watt, Stephen
Weller, Irene
Weller, James
Wisbey, Angel
Woodward, Stephen James
Woolley, Amanda
Yanez, Cesar
Zambrano, Franz Cardona
Zandri, Tracy