



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-078282-25

In the matter of: 416 The Westway, Toronto, Ontario, M9R 1H7

Between: Winzen Corporation Ltd Landlord

and

Refer to attached Schedule 2 Tenants

Winzen Corporation Ltd (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 16, 2026.

The following Landlord parties attended the hearing: the Landlord's legal representative, David Ciobotaru; and the Landlord's agent, Alexander Zan.

The following Tenant parties attended the hearing: Fatema Salem, Tammy Vartanian, Junior Campbell, and Yana Wanawatiemahadeo.

Tenant support person Loucia Beveridge attended the hearing to assist Tenant Fatema Salem for translation purposes.

Tenant legal representative Ghulam Mustafa attended the hearing as the representative of Tenant Salih Yakıt, who was not in attendance.

The Certificate of Service served by the Landlord on March 17, 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: 206, 209, 302, 304, 306, 402, 404, 508, 708, 808, and 902.

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

1. The maximum rent increase above the guideline because of capital expenditure is **1.15%**. This increase is for the following capital expenditure:
 - a. New Heating Boilers.

2. Where the Landlord's application requests an increase of 1.17%, the maximum increase above the guideline for these units is 1.15%. This increase is to be taken in the first effective year.
3. The weighted useful life for the capital expenditures is 15 years.
4. The first effective date of the rent increase above the guideline is December 1, 2025.
5. The Landlord agrees to consider payment plans outside of the 180 days on an individual basis upon request.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 1.15% 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 1.15% within the time period of December 1, 2025, to November 30, 2026.
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 Tenant 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.

June 3, 2026

Date Issued

Sonja Richter

Dispute Resolution 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 3 for information about the date and amount of the rent reduction.
4. The annual guideline for 2025 is 2.50%, and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:**416 The Westway, Toronto, Ontario, M9R 1H7**

101	408	704
102	409	705
103	410	706
104	411	707
105	412	709
106	501	710
107	502	711
108	503	712
109	504	801
201	505	802
202	506	803
203	507	804
204	509	805
205	510	806
207	511	807
208	512	809
210	601	810
301	602	811
303	603	812
305	604	901
307	605	903
308	606	904
309	607	905
310	608	906
311	609	907
312	610	908
401	611	909
403	612	910
405	701	911
406	702	912
407	703	

Schedule 2 - Tenants who are Affected by this Order:

Abdulwasiy, Hewad	Desai, Chandrabala	Pasternak, Roman
Advincula, Anna	Desai, Mousamiben	Paul, Chryselda
Lhorane	Dorville, Lester	Qasim, Wafa M.
Affen, Munir	Dorville, Peter	Qayum, Abdul
Agyapong, Ashley	Doukhi, Ibrahim	Rafik, Muayyed
Ahmadzai, Maryam	Ellis, Danelia	Ragoonath, Lalnarine
Ahmadzai, Shughla	Flores, Dina	Raje, Shrirange
Ali, Farzana	Garcia, Nidia	Rajendra, Thavamani
Ali, Moazzam	Gomes, Andrea Gomes	Rajendram, Rubarani
Ali, Zubair	Hammuda, Khaled	Ramcharritar, Bowan
Aliyee, Samir	Hasanova, Leyla	Ramnanan, Anand
Al-Khayyat, Hmeed	Hassan, Suleman Ul	Ramnanan, Karen
Altagracia, Ana	Henry, Nikesha	Rashid, Ambreen
Amawan, Ezekiel	Hussain, Muhammad	Receno, Angelica
Arnaldo, Arnold	Sadiq	Receno, Jose
Arnaldo, Leonora	Idzakovic, A	Reyes, Edward Serrano
Asif, Muhammad	Idzakovic, M	Rogel, Abe
Aslan, Ercan	Idzakovic, Marin	Sahinoglu, Recep
Ata, Aroona	Jaicarran, David	Salazar, Guillerma
Ather, Noureen	Jaicarran, Sharon	Salazar, Gullerma
Azimulla, Safraz	Jimenez, Genaro De	Salazar, Patrick
Babatinca, Shaban	Jesus	Salazar, Pedrito
Balicha, Elmer	Jimenez, Ignacio	Salazar, Pedrto
Ballie, Vasti Juman	Kabashi, Liri	Salem, Fatema
Barrera, Restuardo	Kaloom, Zahida	Salih, Muhammed
Bheim, Heemchan	Kennedy, Jo	Sattar, Nadeem
Bilal, Sabrina	Khan, Md Saidur	Selathurai, Vimala
Boateng, Mina	Khan, Muhammed	Shukurlu, Ramin
Borlat, Raul	Khan, Rashid	Siddiqui, Ather Hussain
Brar, Amarjit	Liverakos, George	Singh, Rajpal
Briones, Romeo	Macam, Jonathan	Sroush, Jawid
Buczek, Barbara	Manafova, Esmina	Suale, Katherine
Calubayan, Daniel	Mohamed, Abdullahi	Subashini, Rajendram
Campbell, Hermine	Mohamed, Fozi	Suleymanov, Ilham
Campbell, Junior	Mohammed, Eemaan	Torres, Felix
Catacutan, Esther	Nadarajah, Gamini	Tran, Phuol
Chacou, Ruth	Naipaul, Polly	Tran, Tam
Christian, Shirinrita	Newman, Brett	Trazijaj, Ramadan
Dabrowski, Sylvester	Nkuraru, Rose	Vargas, Carlos
Daliong, Nelly	Nur, Samira	Vartanian, Tammy
Dedase, Erhma Mae	Obena, Mitzi	Yakit, Salih
Dedase, Wilbert	Panchhi, Shabnam	Zovko, Branka
Delgado, Linda	Pascua, Irene	Zovko, Mladen
Demrci, Kemal	Pasternak, Barbara	

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 2025 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 the 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 2025 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 the 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.