



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

File Number: LTB-L-019486-25

In the matter of: 1 Grosvenor Street, London, ON, N6A 1Y2

Between: Homestead Land Holdings Limited Landlord

And

Refer to attached Schedule 2 Tenants

Homestead Land Holdings Limited (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: Richard Bawden.

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 0.14%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on March 4, 2026, indicates that some rental units listed in the application were not served with the application and notice of hearing. The Landlord and Tenant Board (“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: 101, 118, 119, 123, 217, 218, 317, 402, 405, 411, 417, 419, 420, 423, 508, 510, 512, 519, 522, 606, 615, 620, 621, 622, 701, 702, 707, 712, 715, 804, 813, 820, 901, 903, 906, 908, 911, 914, 918, 1004, 1008, 1009, 1013,

1021, 1104, 1113, 1116, 1117, 1119, 1122, 1123, 1205, 1206, 1214, 1220, 1221, 1403, 1408, 1411, 1412, 1417 and 1419.

4. The first effective date of the rent increase above the guideline is July 1, 2025.

Details about the Calculated Increase and Allocation of the Increase

5. The Tenant, Richard Bawden, made submissions requesting the Landlord to produce their official municipal property tax bills from the City of London or the Municipal Property Assessment Corporation to ensure the calculated increase reflects the increase in taxes rather than the total tax amount. They submit that the Landlord must provide an itemized breakdown of their tax bills to ensure that no non-eligible costs have been included in the amounts claimed.
6. The Tenant further submits that the Landlord must explain why 9 units have been excluded from the application, specifically that 266 units out of a total of 275 rental units are affected by the application.
7. For clarity, in filing their application, the Landlord is required to submit all final tax invoices and proof of payment for the Base and Reference Year set out in their application. I am satisfied that the Landlord submitted the required supporting documents to the Board and that there are no ineligible costs which have been claimed. The Board considers whether there was an extraordinary increase in municipal taxes, as described in this Order, and calculates the increase in accordance with the Rules set out under s. 29 and s. 31 of O. Reg. 516/06.
8. Costs are allocated through the calculation based on the total rent revenue of all units in the residential complex and then each unit is allocated a portion of the increase. Only affected units will actually receive the notice of rent increase.
9. In reply to the Tenant's inquiry regard why only some units are affected, the Landlord submits that the units listed in their application that are not affected by this application is due to the unit being vacant at the time the application was filed in March 2025.

Elevators

10. The Tenant, Richard Bawden, submits that the Landlord checked "No" on their application in Part 3 and that in doing so, they have "explicitly acknowledged that a work order has been issued relating to one or more elevators in the residential complex and that the LTB has issued an order requiring specified repairs or replacements to one or more elevators. On this basis, the Tenant submits, that pursuant to section 126(13) of the Act, the LTB is statutorily required to either dismiss this Above Guideline Increase ("AGI") application entirely or, at a minimum, issue an order that no rent increase shall take effect until the LTB is

satisfied that the elevator repairs have been fully completed and the serious breach has been remedied.

11. Contrary to the Tenant's submission, there is no indication on the application that the Landlord has indicated that they have not completed any order pertaining to one or more elevators in the residential complex. I have reviewed the application and note that the Landlord answered "No" to questions pertaining to whether an order has been issued to the Landlord respecting one or more elevators. In addition, the Tenant has presented no evidence that the elevators are not working presently or that there are any outstanding work orders. As such, I am not satisfied that there is any evidence which supports that s. 126(13) of the Act is triggered in this instance and therefore I make no finding here.

Maintenance

12. The Tenant, Richard Bawden, submits that there are maintenance issues which they argue, support that the Landlord's application should be dismissed. They submit that their kitchen sink drain flooded creating "a massive inconvenience and a serious biohazard" wherein they asked the Landlord to sterilize their space. They submit that the Landlord failed to properly repair the issue and there has been a lack of follow-up. They argue that this recurring biohazard and plumbing failure represents a violation of the Landlord's duty to maintain the residential complex under s. 20 of the Act.
13. In reply, the Landlord submits that they acknowledge the Tenant's general maintenance concerns regarding their unit. They submit that the Landlord responded to all reported maintenance requests and completed repairs.
14. Subsection 126(12) of the *Act* refers to serious, ongoing breaches of the Landlord's maintenance obligations. I am not satisfied that maintenance issues raised by the Tenant, even if they remain outstanding, would rise to the level of a serious breach of the Landlord's maintenance obligations. A disrepair problem that is not "serious" as that term is used under the Act is not relevant to these proceedings. However, the Tenant is entitled to file their own applications at the Board in respect of these issues.

Out of Scope Submissions

15. The Tenant, Richard Bawden, 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. That the Tenant believes sought increase is unjustifiable given the current rental rates charged to incoming Tenants.

- b. That rent increases have occurred since the start of their tenancy amounting to what an incoming Tenant would be charged.
- c. That the Landlord has not justified a genuine financial necessity to increase rents above the guideline and are “attempting to artificially inflate revenues from existing tenants”.

16. Although the Tenants 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 0.14% 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 July 1, 2025, to June 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 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 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

1 Grosvenor Street, London, ON, N6A 1Y2

1200	1414	0222	0421	0607	0719	0904	1016
1201	1415	0223	0422	0608	0720	0905	1017
1202	1416	0300	0500	0609	0721	0907	1018
1203	1418	0301	0501	0610	0722	0909	1019
1204	1420	0302	0502	0611	0723	0910	1020
1207	1421	0303	0503	0612	0801	0912	1022
1208	1423	0304	0504	0613	0802	0913	1023
1209	1500	0315	0505	0614	0803	0915	1100
1210	0100	0316	0506	0616	0805	0916	1101
1211	0102	0318	0507	0617	0806	0917	1102
1212	0103	0319	0509	0618	0807	0919	1103
1213	0104	0320	0511	0619	0808	0920	1105
1215	0115	0321	0513	0623	0809	0921	1106
1216	0117	0322	0514	0700	0810	0922	1107
1217	0120	0323	0515	0703	0811	0923	1108
1218	0121	0400	0516	0704	0812	1000	1109
1219	0122	0401	0517	0705	0814	1001	1110
1222	0200	0403	0518	0706	0815	1002	1111
1223	0201	0404	0520	0708	0816	1003	1112
1400	0202	0406	0521	0709	0817	1005	1114
1401	0203	0407	0523	0710	0818	1006	1115
1402	0204	0408	0600	0711	0819	1007	1118
1405	0215	0409	0601	0713	0821	1010	1120
1406	0216	0410	0602	0714	0822	1011	1121
1407	0219	0415	0603	0716	0823	1012	
1410	0220	0416	0604	0717	0900	1014	
1413	0221	0418	0605	0718	0902	1015	

Schedule 2 - Tenants who are Affected by this Order:

Ravnoor Kaur	Cruz Alvarez, Jessica
Jaspreet Singh	Dale, Donna
Abdallah, Areski Nait	Dariano, Dany
Abdel-Hamid Abdel-Latif, Mohamed	Davies, Susan
Alcock, Kirsten	Davis, Elaine
Alcroft, Frances	Deninson, Michelle
Aldcroft, Russell	Denyes, Marnie
Alexandrova, Anastasiya	Detombe, Sarah Anne
Ali, Muhammad	De Vasconcelos Matos, Eduardo Jose
Alves Machado Chaves, Fabiana	Djivre, Marcel
Anderson, Megan	Docor, Janice
Arndt, Martina	Donaldson, Nadine
Azevedo Santanna, Cassio	Donaldson, Steven
Baha, Pardis	Do Prado Rezende Di Pierro, Felipe
Baker, Linda	Dorey, Christine
Baumgartner, Kayla	Dos Santos, Michael
Bawden, Richard	Doumkou, Ann
Bennett, Michelle	Dr. Kohler, Stefan
Bergeron, Marsha	DuBrule, Beverley
Bird, Damion	Ducharme, Shane
Bird, Dominique	Ellinson, Riva
Biswas, Adrija	Elliott, Emma
Blair, Margaret	Elwakeil, Ibraheim
Bohnert, Angela	Ensour, Oday
Bohnert, Ken	Epps, Christopher
Bolier, Maude	Estrada Mateos, Jennifer
Bowers, Aaron	Falconer, Janet
Brown, Kassondra	Farias, Rodrigo Mateus
Brown, Linda	Fatieieva, Anastasiia
Brunton, Laura	Fear-Firman, Klarissa
Brzezinski, Barbara	Fell, Holly
Burston, Elaine	Fenn, Gloria
Campbell, Patricia	Fenn, Terrence
Campbell, Robert	Ferguson, Leanne
Campito Luiz, Giovana	Flis, Derek
Cardona Nino, Valeria	Floyd, Robin
Cardoso Forsan, Juliana	Forgie, Benjamin
Carmody, Chios	Forsan, Mauro Augusto
Chavez-Perez, Jaime Antonio	Fountain, Patricia
Ciolfe, Alexander Thomas	Garbellini Degani, Mariana
Cote, Lois	Garnaitis, Mary
Cramp, Mollie	Gaudelet, Alexandra
Croft, George	Girvin, Bettye
Croft, Linda	Girvin, John

Goedegebuure, Peter
 Gonzalez-Torres, Christina
 Goossens, Roger
 Goulin, Donna
 Grossi, Mark
 Ground, Lara
 Hamdonah, Asma A I
 Hamza, Muneeba
 Hardy Lemos, Erika
 Hawkins, Marianne Elisabeth
 Heinzen, Judith
 Heinzen, Wilhelm Horst
 Hennessy, Michelle
 Herrera Chaves, Daniela
 Hill, David
 Hobbs, Matthew
 Hollos, Chloe
 Huang, Linyue
 Hughes, Nicolai
 Jagiello, Konrad
 Jiang, Ran
 Johnson, Nancy
 John Young, SUPERINTENDENT
 Jones, Lorraine
 Juha Hasselbrinck, Joshua
 Kapulkin, Krzysztof
 Karnay Gayowsky, Christopher
 Kasitu, Alexander
 Kaur, Harkiran
 Keith, Sharon
 Keogh, Frances
 Kerr, Barbara
 Kidd, Marilyn
 Kiddey, Veniessa
 Kilcoyne, Judy
 King, J, William
 Klassen, Jennifer
 Kloseck, Margot
 Lagerwerf, Wilma
 LaMarche, Rachelle
 Lanning, Nora
 Lauber, Patricia
 Lees, Donald
 Lees, Jackson
 Legge, Christine
 Lemos Ferreira, Mabsan
 Le Neve, Kathy
 Lermen Maziero, Natalia
 Li, Xi
 Liebau, Paul

Lopes de Santana, Lorena Cynthya
 Lourenco, Sonia
 Lundgren, Arlene
 Lynall, Elizabeth
 Malik, Adnan
 Maljkovic, Ana
 Marchetti, Sophia
 Marson, Vern
 Martins Chaves, Victor
 Martins Silva, Stefany
 Mason, Melissa
 Maziero, Willian
 McArthur, Holly
 McCann, Lindsay
 McClean, Cheryl
 McCormack, James
 McEachen, Curtis
 McGrath, Mary
 McInnes, John
 McInnes, Pamela
 McInnis, Hugh John
 McKeown, Linda
 McLachlin, Alexander
 McLellan, Sandra
 Meade, Sally
 Mercer, Shirley
 Metrakos, Annelie
 Mhatre, Natasha
 Moir, Emma
 Moir, Kelly
 Molholland, Chris
 Morgan, Diane
 Morrison, Bob
 Mozetic, Andy
 Mukherjee, Arka
 Mulcahy, Catherine
 Mulcahy, Murray
 Munirathinam, Jawaharbabu
 Murphy, Brendan
 Murray, Martha
 Nagaraj, Suvetha
 Naik, Nishi
 Nevskaya, Tatiana
 Nixon, Jacob
 Novikov, Vadislav
 O'Reilly, Richard
 Oosterveld, Mariah
 Pachkouski, Kanstantsin
 Paiz, Silvia
 Pardy, Sharon

Park, Junyong
Pathak, Abhinav
Pathak, Vaidehi
Patra, Monirajan
Perucci Maluly, Igor
Peterson, Shannon
Pires Lopes, Carolina
Plume, Patricia
Porter, Elizabeth
Prashar, Himani
Prashar, Rahul
Priamo, Jace
Radu, Dumitru
Radu, Gabriela
Rankin, Barbara
Rankin, Robert
Razuri, Julian
Reid, Robert D
Rema Vijayan, Bhagya
Reyes, Tania
Roberts, Derek
Robinson, Owen
Robson, Deirdre Jane
Rondon Perico, David
Ross, Jessie
Rowell, Andrew
Roy, Jennifer
Roy, Vincent
Sadeghi Fard, Sara
Sawatzky, Loreen
Sayed, Mohammed
Seager, Sandra
Sethi, Lakshya
Shepherd, Brian
Shepley, Marnie
Shular, Ryan
Shydouskaya, Valeryia
Simon, Taryn
Simpson, Joan
Simpson, Joseph
Simpson, Murray
Sinclair, Elizabeth
Singh, Bannipal
Skoropupov, Andrii
Skoropupova, Viktoriia
Smith, Dace

Smith, Rodney
Sohail, Tamoor
Soufan, Bassel
Sousa, Carl
Speers, Norm
Strickland, Joseph
Strickland, Joseph Michael
Sutton, Michael
Sydor, Sean
Tapp, Jane
Tayao, Elaine
Telfer, Janice
Thornton, Michael
Thurtell, Barbara
Thurtell, Richard
Tolmie, Paige (Ryan)
Tremblay, Susan
Trembley, Michael
Twells, Melissa
Ursenbach, Ryan
Valcarcel, Nohora
Valencia Gartner, German
Valenti, Joshua
Van Dorp, Ashley
Van Erp, Stephanie
Van Erp, Victoria
Verleyen, Caroline
Verleyen, Paul
Vernon, Claire
Vigars, Robert
Vigors, Julie
Vitta, Alexandre
Vitta, Vanessa
Walker, Bruce
Waters, Brenda Anne
Waters, Charles
Wayner, Luke
Wignall, Olivia
Williams, Barry
Wilson, Amara
Wilson, Isabel
Wonnacott, Elizabeth
Worsley, Ann Marie
Wright, Rebecca
Zhang, Ru Han
Zvonkov, Ivan