



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

File Number: LTB-L-019725-25

In the matter of: 9 Grosvenor Street, London, ON, N6A 1Y3

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, Carrie Culloden – Unit 302.

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 0.80%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on March 2, 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: 203, 208, 308, 401, 402, 504, 506, 602 and 603.

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

Financial Hardship

5. The Tenant residing in Unit 302 submits that the Board should consider financial hardship caused as a result of any increase granted including those arising from being on a fixed income, subsidizing the housing of an elderly family member, and assisting in paying for student university costs for a dependent.
6. Pursuant to subsection 205(2) of the Act where the Board makes an order for a rent increase above the guideline and that order is made more than three months after the first effective date of a rent increase in the order, the Board may permit a tenant to pay the Landlord the amount owing in monthly instalments.
7. Given that this order will issue more than three months after the first effective date of the above guideline rent increase herein, I am permitting the Tenant residing in Unit 302 to pay any amounts owing to the date of the order in 6 monthly installments starting 30 days from the issuance date of this Order.
8. As always, if the Landlord is amenable to a longer repayment plan for those Tenants facing financial hardship that remains within the Landlord's discretion.

Out of Scope Submissions

9. The Tenant, residing in Unit 302 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. Specifically, the Tenant raises that there have been impacts to the Tenant(s) arising from the state of the rental market and amounts charged to incoming Tenants as compared to long term Tenants when comparing Tenancies which commenced prior to 2021, those that commenced in 2021, and the current decrease in rent amounts for incoming Tenants.
10. 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 0.80% 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 shall pay to the Tenants any sum of money that is owed as a result of this order within 60 days of the date of this order.
5. The Tenant residing in unit 302 shall pay any amount owing to the Landlord as a result of this order in 6 monthly installments, beginning 30 days from the issuance date of this Order.
6. For all other Tenants, they shall pay to the Landlord 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:

9 Grosvenor Street, London, ON, N6A 1Y3

0001	0103	0201	0301	0307	0408	0508	0608
0002	0104	0202	0302	0403	0501	0601	
0005	0105	0204	0303	0404	0502	0604	
0007	0106	0205	0304	0405	0503	0605	
0101	0107	0206	0305	0406	0505	0606	
0102	0108	0207	0306	0407	0507	0607	

Schedule 2 - Tenants who are Affected by this Order:

Babich, Ruby
Barby, Booth
Bellini, Federico
Bryant, Ashley
Bunn, Cora
Bush, Harold
Bush, Nancy
Camick, John
Culloden, Carrie
Deligiannis, Evangelia
Fiveash, Thomas
Gagnon, Michael
Gasilan, Manolito
Gasilan, Maria Theresa Liezel
Gelman, Neil
Hiemstra, Curtis
Hill-Wilford, Quinten
Horbaczewski, Andrew
Ierides, Solon
Kingham, Kara
Ladino Clavijo, Margie
Lakhi, Altaf
Lomax, Josh
Lozon, Jackie
MacMillan, Linda
Marion, Angela
Marlon Morris, SUPERINTENDENT

Martins de Santana, Simone
Masse, James
McHaffie, Matthew
Mehari, Hanibal
Morgan, Bristol
Nascimento de Paula Costa, Mariana
Pimentel, Jacob
Ponomarenko, Bogdan
Prieur, Father Michael
Robis, Valentina Thomai
Roddick, Barbara
Rodgers, Elizabeth
Ross, Shelagh
Sinka, Jessica
Stevens, Josh
To, Justin
Tuninga, Jasmine
Van Buskirk, Willet
Vis, Charles
Vis, Marie
Vowles, James
Wang, Tan Ze
Wood, Noelle Elizabeth
Young, Sabrina
Yudakov, Nikolay
Yudakova, Natalia
Zientara, Teddy