



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

File Number: LTB-L-009953-26

In the matter of: 1 Stornoway Place, Peterborough, Ontario, K9J
8B8
2 Stornoway Place, Peterborough, Ontario, K9J
8B9

Between: Aon Inc. Landlord

And

Refer to attached Schedule 2 Tenants

Aon Inc. (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, Travis McGee - Unit 219.

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 0.77%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on March 16, 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: 111 and 220.

4. The Board received a submission from Travis McGee. In this submission, the tenant raises maintenance issues. This submission was taken into consideration to the extent we can under the legislation.
5. The first effective date of the rent increase above the guideline is May 1, 2026.

Maintenance

6. The Tenant residing in Unit 219 submits that there are maintenance issues which they argue, support that the Landlord's application should be dismissed, being mice infestation issues.
7. Subsection 126(12) of the *Act* refers to serious, ongoing breaches of the Landlord's maintenance obligations. I am not satisfied that maintenance issue raised by the Tenant, even if it remains 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(s) is entitled to file their own applications at the Board in respect of these issues.

Out of Scope Submissions

8. The Tenant residing in Unit 219 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 owner may have more options than seeking an above guideline rent increase such as petitioning MPAC to lower the property assessment and reduce their taxes.
 - b. That the Landlord raises rent every year by the guideline amount and more when a new tenancy commences.
 - c. That the Landlord has not improved the building or rental units.
9. 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. This application does not contain any claimed capital expenditures. 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 0.77% 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 May 1, 2026, to April 30, 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 4, 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:**1 Stornoway Place, Peterborough, Ontario, K9J 8B8**

101	109	120	205	215	301	309	318
102	110	121	206	216	302	310	319
103	112	122	207	217	303	311	320
104	114	123	208	218	304	312	321
105	115	201	210	219	305	314	322
106	117	202	211	221	306	315	323
107	118	203	212	222	307	316	
108	119	204	214	223	308	317	

2 Stornoway Place, Peterborough, Ontario, K9J 8B9

101	108	117	204	212	220	307	315
102	109	118	205	214	301	308	317
103	110	119	206	215	302	309	318
104	111	120	207	216	303	310	319
105	112	201	208	217	304	311	320
106	114	202	210	218	305	312	
107	115	203	211	219	306	314	

Schedule 2 - Tenants who are Affected by this Order:

Anderson, Paul	Duckworth, Zachary	Lovejoy, Sierra
Babutac, Sydney	Dumoulin, Todd	MacMillan, Christen
Bain, Kathie	Dunn, Andrew	Makela, Nancy
Baptie, Penelope	Elder, Dave	Makela, Norman
Beasley, Daniel	Ellis, Amanda	Mandra, Thomas
Berthiaume, Charles	Ferguson, Lynn	Mcdonald, Yvette
Biggar, Jessica	Floyd, Ronald	McGee, Travis
Bois, Krissie	Floyd, Wanda	McGovarin, Annalise
Bolton, Alfred	Francis, Tyler	Mckeown, Albert
Bolton, Tammy	Gardner, Brenda	Mcshane, Angela
Bowles, Meridee	Garvey, David	Mercer, Marie-Eve
Browning, Sandra	Garvey, Yvonne	Miles, Deanna
Burnett, Dianne	Gaudet, Daniel	Montieth, Megan
Callahan, Lori	Gilder, Blaine	Muir, Joshua
Carter, Sian	Goddard, Karen	Murree, Carole
Cecchetto, Ryan	Goddard, Kim	Murree, Paul
Charlton, Adele	Goff, Gabriel	Neely, Erica
Charlton, Herbert	Golloher, Debra	Nelson, Holly
Cheseboro, Andrea	Golloher, Ronald	O'Brien, Teresa
Chinyaradzo, Jacob	Graham, Gord	O'Neill-Austin, Mackenzie
Chinyaradzo, Tiffinie	Graham, Josh	Osalusi, Babatunde
Chislett, Patricia	Hall, Tara	Osalusi, Deborah
Clark, Leone	Harbottle, Kirsten	Packman, Margaretha
Clark, Meredith	Hawranik, Lacey	Raveendran, Anitha
Clements-Follett, Kailey	Hayes, Allan	Thattarettu
Clost, Austin	Heenan, Lillian	Reardon, Kimberly
Clost, David	Heenan, Matthew	Remmer, Jessie
Clost, Gillian	Hill, William	Rideout, Tyla
Clost, Michelle	Hobbins, Christie	Sahotra, Ribha
Cohan, Sarah	Hogg, Emily	Sanders, Deborah
Couture, Donald	Ilugo, Austin	Sanker, Pavi
Craig, Kelley	Jackson, Tim	Scheepers, Darrell
Cymbaluk, Helena	James, Barry	Scheepers, Jennifer
Cymbaluk, Lawrence	Johnson, Brady	Shaughnessy, Joseph
Dafoe, Amy	Jones, Vernon	Singh, Balraj
Davies, Ceri	Kaur, Gurpreet	Sparkes, Kelly
DeVries, Judith	Kellar, Amanda	Steckel, Peter
Djani, Steven	Kelly, Keavin	Sucee, Audrey
Donoghue, Caleb	Kennedy-Flynn, Patricia	Tanaka, Sandra
Doucet, Bradley	Kidd, Cathy	Taylor, Alexandra
Downer, Cindy	Knowlton, Jacob	Thomas, Allan
Dracup, Michael	Lee, Mickey	Thompson, Irene
Drodge, Carson	Lefley, Erin	Thurston, Frank
Dubaj, Grazyna	Life, Lorel	Tilley, Leila

Tilley, Paul
Tolulope Oritsetimeyin,
Oluwaseunfunmi
Tomiczek, Marcella
Tomiczek, Victor
Tompkins, Sandy
Tompkins, Spencer

Toms, Candice
Tripp, Rebecca
Urpecz, Damion
Vennor, Maureen
Wager, Faith
Walker, Michael
Watson-George, John

Whyte, Nicole
Willis, Lynda
Wilson, Jonathan
Witteveen, Albert
Wombwell, Greg
Woodcock, Cody