



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-090392-25

In the matter of: 630 Huron Street, London, Ontario, N5Y 4J8

Between: Huron Building Inc Landlord

and

Refer to attached Schedule 2 Tenants

Huron Building Inc. (the 'Landlord') applied to the Landlord and Tenant Board (LTB) 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 (CMH) took place by videoconference on April 8, 2026. The following parties attended the hearing: Landlord Representatives Al Dharsee, Paralegal, and Gilbert Tossa, Landlord. Also in attendance were Tenants of Units 101, 103, 111, 207, 212, and 302.

The Certificate of Service filed by the Landlord on March 3, 2026, indicates that a rental unit listed in the application was not served with the application and notice of hearing. The Board shall therefore amend the application by removing this rental unit. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to Unit 311.

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

1. The maximum rent increase above the guideline because of capital expenditure is **3.75%**. This negotiated increase is for the following capital expenditures:
 - a. Asphalt Parking Lot;
 - b. Install 3 Catch Basins & Connect to City Sewer; and
 - c. Replace Sidewalks East & West of Building.
2. Where the Landlord's application requests an increase of 4.04% the maximum increase above the guideline for these units is **3.75%**. This increase is to be taken as follows: 3.00% in the first year and 0.75% in the second year.
3. Where the Landlord's application requests an increase of 2.47% the maximum increase above the guideline for these units is **2.32%**. This increase is to be taken in the first year.
4. The weighted useful life for the capital expenditures is as set out in Schedule 3.

5. The first effective date of the rent increase above the guideline is February 1, 2026.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by the percentage increases and within the time periods set out in Schedule 3.
2. The percentage increase set out in Schedule 3 may be taken in addition to the annual guideline in effect on the increase date for the unit.
3. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 90 days of the date of this order.

June 4, 2026

Date Issued

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

**C. M. Landon, Hearing Officer,
Landlord and Tenant Board**

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 4 for information about the date and amount of the rent reduction.
4. The annual guideline for 2026 is 2.10%. On or before August 31st of each year, the government will announce the guideline for the following year.

Schedule 1 - Units affected by this Order:

630 Huron Street, London, Ontario, N5Y 4J8

101
103
104
105
106
107
110
111
112
201
202
203
204
205
206
207
208
209
210
211
212
301
302
303
305
306
307
308
309
312

Schedule 2 - Tenants who are Affected by this Order:

Adaka, Delfine Isabela
Ayu, Octaviana
Becker, Christopher Thomas
Boyd, Isabella
Carreon, Arvin
Carreon, Lovette S.
Caruso, Donna
Clare-Stock, Jessie
Cress, Barb
Cress, Sarah
Daly, John
Daly, Patricia
Davis, Rebecca Jane
De Paz Cortez, J. Douglas
Dowling-Deslauriers, Kailee Dale
Dowling-Deslauriers, Margaret Elizabeth
Dumont, Kendra
Fernando, Mark Jerick
Filyer, Tim
French, Bibsy Antoinette
Hernandez, Diego
Hernandez, Maria
Ingles, Rodney Steven

Juntilla, Antonette
Jutingo, Novenson Pacoy
Jutingo, Shue Bee
Knight, Danny William
Ly, Trung
Mccormick, Jason
Needham, Cheryllynn
Needham, Kevin
Nesbitt, Dora
Nesbitt, Robert W.
Nguyen, Hoa Thi
Nyangate Onsombi, Charion
Pennell, Gregory
Petryshyn, Adam
Rau, Hunter Rudi
Real, Ma Gianina G.
Real, Nicko Kevine R.
Stumpf, Shawn James
Thanh Nguyen, Binh
Thanh Nguyen, Nguyen
Vandour, Camdace Hollie
Wagner, Keith
White, Nancy

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is February 1, 2026**

The Landlord may increase the rent charged for the units affected by this order by the total percentages set out below and within the time periods set out below. These percentage increases may be taken in addition to the annual guideline in effect on the increase date for the unit.

	For the Period of February 1, 2026 to January 31, 2027		For the Period of February 1, 2027 to January 31, 2028			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
101, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%
103, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%
104, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%
105, 630 Huron Street	2.32%	2.32%	0.00%	0.00%	15	2.32%
106, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%
107, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%
110, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%
111, 630 Huron Street	2.32%	2.32%	0.00%	0.00%	15	2.32%
112, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%
201, 630 Huron Street	2.32%	2.32%	0.00%	0.00%	15	2.32%
202, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%
203, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%
204, 630 Huron Street	2.32%	2.32%	0.00%	0.00%	15	2.32%
205, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%
206, 630 Huron Street	2.32%	2.32%	0.00%	0.00%	15	2.32%
207, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%
208, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%
209, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%
210, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%
211, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%
212, 630 Huron Street	2.32%	2.32%	0.00%	0.00%	15	2.32%
301, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%
302, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%
303, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%
305, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%
306, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%

	For the Period of February 1, 2026 to January 31, 2027		For the Period of February 1, 2027 to January 31, 2028			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
307, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%
308, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%
309, 630 Huron Street	3.00%	3.00%	0.75%	0.75%	19	3.75%
312, 630 Huron Street	2.32%	2.32%	0.00%	0.00%	15	2.32%

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 2026 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 Schedule 3).

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 2026 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 Schedule 3).

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.