



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-019251-25

In the matter of: 9480 Longwoods Rd, Chatham, Ontario, N7M 5J7

Between: Haojun Liang Landlord
14502019 Canada Inc

And

Refer to attached Schedule 2 Tenants

Haojun Liang and 14502019 Canada 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.

A Case Management Hearing took place by videoconference on April 14, 2026.

The following parties attended the hearing:

Landlord parties: Siyang Zhao (Landlord's agent)

Tenant parties: Tracy Lloyd (unit RS-34), Annette Walch (unit RS-37), Beverly Martin (unit RS-38), Cindy Fobert (RS-52)

The Certificate of Service filed by the Landlord on March 6, 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: RS-42.

Randy Weaver in his stated capacity as the Executor of the Estate of Charlotte Weaver, the Tenant of unit RS-44, withdrew from the Case Management Hearing proceeding and decided they wanted a hearing to consider the merits of the application. As such, this Tenant is no longer a participant in the Case Management Hearing proceeding and is not party to this Consent Order. A Merits Hearing for this Tenant will be scheduled for a future date and only the Landlord and the Tenant of unit RS-44 will receive copies of the Notice of Hearing and the Order arising from the Merits Hearing.

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

1. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.26 %. This increase is to be taken in the first year.
2. The maximum rent increase above the guideline because of capital expenditures is 0.47%. This increase is for the following capital expenditures:
 - a. Removal of Dead or Dangerous Trees; and
 - b. Major Repair of water line.
3. The increase(s) above the guideline are 0.19% and 0.47% as claimed in the Landlord's application. These increases are to be taken in the first year.
4. The Landlord agrees to waive all above-guideline rent increase amounts owed by the Tenants as a result of this order.
5. The weighted useful life for the capital expenditures is 20 years.
6. The first effective date of the rent increase above the guideline is December 5, 2025.

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 5, 2026

Date Issued

Diego Fernandez-Stoll

Hearings 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.
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 2023 is 2.50%, for 2024 is 2.50%, for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

9480 Longwoods Rd, Chatham, Ontario, N7M 5J7

RS-01	RS-27
RS-01 A	RS-28
RS-02	RS-29
RS-03	RS-30
RS-04	RS-30 A
RS-05	RS-32
RS-06	RS-33
RS-07	RS-34
RS-08	RS-35
RS-09	RS-36
RS-10	RS-37
RS-11	RS-38
RS-12	RS-39
RS-17	RS-40
RS-18	RS-41
RS-19	RS-43
RS-20	RS-46
RS-21	RS-47
RS-22	RS-48
RS-23	RS-49
RS-24	RS-50
RS-25	RS-52
RS-26	RS-53

Schedule 2 - Tenants who are Affected by this Order:

Adrian, Katie	Farmosa, Maurice	Myers, Joe
Adrian, Ross	Fobert, Cindy	Nead, Angela
Adrian, Ross	Formosa, Trajano	Nicholson, Roberta
Alexander, Jared	Glenn, Brandon	Paquette, Monique
Alexander, Jennifer	Grieve, Kenneth	Piette, Anthony
Anderson, Leeann	Hall, Dalores	Piette, Michelle
Babcock, Tyler	Hall, Steve	Plumridge, Bill
Barker, Leonard	Handsor, Sabastian	Reid, Ewan
Boucher, Carrie	Hutton, Doug	Rich, Denise
Bowery, Helen	Hutton, Joyce	Richardson, Michael
Bowles, Angela	Hutton, William	Robinson, Emily
Carder, Sherry	James, Brenda	Robinson, Patricia
Carter, Sandy	Lalumiere, Ashley	Robinson, Vivian
Couture, Gregory	Lalumiere, Ernie	Scott, Mary
Cragg, Patricia	lauzon, Austin	Thibeault, Laura
Deacon, Mary	Lauzon, Debra	Thomas, Keenan
Deacon, Wayne	Lloyd, Tracy	Walch, Annette
Dow, David	Lozon, Diana	Welch, Paul
Eltervoog, Marissa	Martin, Beverly	Wellman, Denise
Farmosa, Joanne	Morrison, Roberta	

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is December 5, 2025**

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.

Rental Unit Address Name	Period of December 5, 2025 to December 4, 2026				
	% inc for Taxes	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
RS-01, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-01 A, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-02, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-03, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-04, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-05, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-06, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-07, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-08, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-09, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-10, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-11, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-12, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-17, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-18, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-19, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-20, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-21, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-22, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-23, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-24, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-25, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-26, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-27, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-28, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-29, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-30, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-30 A, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%

Rental Unit Address Name	Period of December 5, 2025 to December 4, 2026				
	% inc for Taxes	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
RS-32, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-33, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-34, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-35, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-36, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-37, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-38, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-39, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-40, 9480 Longwoods Rd	0.26%	0.19%	0.45%	20	0.19%
RS-41, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-43, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-46, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-47, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-48, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-49, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-50, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-52, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%
RS-53, 9480 Longwoods Rd	0.26%	0.47%	0.73%	20	0.47%

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 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 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 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.