



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-083870-25

In the matter of: 14 Chatsworth Drive, Toronto, ON, M4R 1R5

Between: O'Shanter Development Company Ltd Landlord

And

Refer to attached Schedule 2 Tenants

O'Shanter Development Company Ltd (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 (CMH) was held for this application by videoconference on April 13, 2026.

The following parties attended the CMH: The Landlord's agents, Jonathan Krehm, Lindsay Goldberg and Santiago Medina. The Tenants in attendance were: Aaron Patterson, Thien Ngan Pham both of unit 210, Gleb Vysotsky of unit 301, Michelle Wardop of unit 306, and Carlo Pagtalunan of unit 310.

The Certificate of Service filed by the Landlord on March 9, 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: 302, 308, and 404.

At the Case Management Hearing, the parties agreed to the following claim for capital expenditures:

1. The maximum rent increase above the guideline because of capital expenditures is 0.30%. This increase is for the following capital expenditures:
 - a. Stairwell railing replacement;
 - b. Heating system chemical pot feeder replacement;
 - c. Install ventilation into the electrical room; and
 - d. Elevator cable system replacement.

2. Where the Landlord's application requests an increase of 0.40%, the maximum increase above the guideline is 0.30%. This increase is to be taken as follows: 0.30% in the first year.
3. The weighted useful life for the capital expenditures is 15 years.
4. The first effective date of the rent increase above the guideline is January 1, 2026.
5. 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.

It is ordered on consent of the parties that:

1. The Landlord may increase the rents charged by 0.30% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken as follows:
 - a. The Landlord may increase the rents charged by 0.30% within the time period of January 1, 2026, to December 31, 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 8, 2026

Date Issued



Oluwatobi Abobarin

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 3 for information about the date and amount of the rent reduction.
4. The annual guideline for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

14 Chatsworth Drive, Toronto, ON, M4R 1R5

101	210
104	301
105	303
106	304
107	305
109	306
110	307
111	309
201	310
202	401
203	402
204	403
205	405
206	406
207	407
208	409
209	410

Schedule 2 - Tenants who are Affected by this Order:

Archambault, Alain
Bagheri, Babak
Boudreau, Brian
Bovey, Louise
Cairncross, Larissa Melanie
Dhandapani, Prashanthi
Dill, Nancy
Downey, Rhiannon Sian
Gonzalez, Mirian
Gopalacharya, Anusha
Gorman, Robert
Gradova, Svetlana
Gyorkos, Andrew B
Haidary, Ghazal
Imokoyende, Lagnassa Marie
Kaljurand, Mart
Kiaee, Fatemeh
Klestinec, Lauren Mackenzie
Kozyura, Dmitry
Lagura, Maria Maven
Marlatt, Nick

Mashood, Faisal Afridi
Meniano, Luel Gregg
O'Brien, Peter
O'Neil, Patrick Paul
Ooi, Li Ching
Pagtalunan, Carlo
Paquette, Erin
Patterson, Aaron
Rae, Dianne
Rodriguez, Rafael
Singh, Amar
Sipidias, Meni
Stojkovic, Jelena
Tadili, Loreley
Turnbull, Michael
Uyede, Jessica
Voltolina, Adriana
Vysotsky, Gleb
Wardrop, Michelle
Webster, Heather

Schedule 3 - 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 this order).

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 this order).

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.