



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-035861-25

In the matter of: 460 Eglinton Avenue East, Toronto, Ontario, M4P 1M3

Between: O'Shanter Development Company Ltd Landlord
Jonathan Krehm

and

Refer to attached Schedule 2 Tenants

O'Shanter Development Company Ltd and Jonathan Krehm (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 7, 2026.

The following parties attended the hearing: The Landlord's Legal Representative, Lindsay Golberg; the Landlord's Agent, Santiago Medina; the Landlord, Jonathan Krehm; and the Tenants from the following rental units: 0103, 0202, 0204, and 0403.

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: 0102, 0206, 0209, 0214, 0309, 0310, and 0608.

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

1. Where the Landlord's application requests an increase of 0.29%, the maximum increase above the guideline for these units is **0.20%**. This increase is to be taken in the first year. This increase is for this following capital expenditure (and reflects the removal of Capital Expenditure #1 (New Appliances) and Capital Expenditure #3 (Fire Monitoring System):
 - a. Stairwell Railings Replacement.
2. The weighted useful life for the capital expenditure is 15 years.
3. The first effective date of the rent increase above the guideline is August 1, 2025.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 0.20% 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 0.20% within the time period of August 1, 2025, to July 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 90 days of the date of this order.

June 8, 2026

Date Issued

Michelle Forrester

Dispute Resolution 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. 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 3 for information about the date and amount of the rent reduction.
4. The annual guideline for 2025 is 2.50%, and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:**460 Eglinton Avenue East, Toronto, Ontario, M4P 1M3**

0101	0402
0103	0403
0104	0404
0105	0405
0106	0406
0107	0407
0108	0408
0109	0409
0110	0410
0111	0411
0112	0412
0201	0414
0202	0501
0203	0502
0204	0503
0205	0504
0207	0505
0208	0506
0210	0507
0211	0508
0301	0510
0302	0511
0303	0512
0304	0514
0305	0601
0306	0602
0307	0603
0308	0604
0311	0605
0312	0606
0401	0607

Schedule 2 - Tenants who are Affected by this Order:

Abdelgadir, Omer	Khu, Mindy
Abraham, Andrea	Kozlyk, Maryna
Abraham, Verna	Leckie, Campbell
Abreu, Kewin	Lezama Nunez, Ana B
Anacta, Jonalyn	Liboro, Estrellita
Apostolova-Hutt, Stawnislava	Liboro, Redentor
Arroyo Suarez, Patricio	Manosca, Khristoffer
Attalla, Nader	Mathew, Richard
Balido, Judy Anne	Mautbur, Halima
Bhegani, Xrystos	McAdam, Erin
Bleasdale, Leonard	Morales, Darrelle
Bone, Morgainne	Navarro, Giovanni
Calou, Kenny	Nguyen, Chi
Campbell Tynes, Darius	Nguyen, Quynh
Candole, Agueda	Nixon, Jacqueline
Chang, Jason	Novak, Laszlo B.
Chavan, Mahesh	Obtinario, Juanita
Crisostimo, Cristina	Obtinario, Victoria
De Wolfe, Joshua	Perri, Kristina Cassandra
Di Lorio, Lucas	Pinsent, Kristyn
Dimitropoulos, Maria	Pinto, Marianna
Dobush, Laura	Podell, Marshall
Downey, Channella	Price, Madison
Dragusha, Sindi	Prusin, Andrew
Fortun, Mariana Valentina	Quintin, Genevieve
Freud, Robert A	Roberts, Karen
Gagarao, Wilma	Rodrigues, Aurelio P
George, Kathleen	Rodrigues, Michelle
Ghedia, Ankitkumar	Sardha, Ashishna
Gyorkos, Christopher	Scarlett, Sarah
Hemeda, Mariam	Scott, Jesse
Hemeda-Richardson, Mecca	Shaddock, Victoria
Hemming, Joshua	Sia, Norma
Heystee, Ian	Sia, Tito
Holmes, Ian	Sinan, Dina
Jodoin, Katherine	Terpstra, Emily
Kassies, Stephen	Ying, Jason
Kennelly, Sarah	Zanjani, Samira

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 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 the 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 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 the 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.