



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

File Number: LTB-L-098691-25

In the matter of: 300 Regina Street N Tower 1, Waterloo, Ontario,
N2J 3A1
300 Regina Street N Tower 2, Waterloo, Ontario,
N2J 3A1

Between: Hazelview Properties Landlord

And

Refer to attached Schedule 2 Tenants

Hazelview Properties (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. No submissions were received from the Tenants.

It is determined that:

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 0.51%. This increase is to be taken in the first year.

3. The Certificate of Service filed by the Landlord on December 23, 2025, 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: 107, 108, 202, 204, 205, 207, 301, 303, 306, 309, 311, 401, 408, 410, 504, 505, 507, 508, 509, 605, 606, 607, 702, 703, 707, 711, 801, 803, 805, 806, 810, 811, 910, 912, 1007, 1011, 1103, 1106, 1107, 1205, 1208, 1212, 1402, 1406, 1411, 1412, 1501, 1507, 1511, 1602, 1605, 1606, 1610, 1701, 1705, 1801, 1805, 1806, 1808 and 1810 at Regina Street N Tower 1 and 104, 105, 106, 109, 110, 111, 201, 204, 205, 207, 208, 301, 305, 307, 308, 312, 401, 404, 407, 409, 410, 508, 601, 602, 607, 610, 704, 705, 706, 707, 711, 804, 805, 903, 906, 907, 909, 910, 912, 1101, 1104, 1108, 1109, 1110, 1204, 1205, 1208, 1210, 1401, 1402, 1404, 1411, 1505, 1507, 1603, 1605, 1606, 1609, 1702, 1703, 1706, 1707, 1708, 1801, 1803, 1804, 1808, 1809, 1901, 1905, 1907, 1908 and 1910 at Regina Street N Tower 2.
4. The first effective date of the rent increase above the guideline is March 1, 2026.

It is ordered that:

1. The Landlord may increase the rents charged by 0.51% 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 March 1, 2026, to February 28, 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 8, 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:

300 Regina Street N Tower 1, Waterloo, Ontario, N2J 3A1

1811	0302	0510	0710	1001	1112	1502	1708
1812	0304	0511	0712	1002	1201	1503	1709
0101	0307	0512	0802	1003	1202	1505	1710
0102	0308	0601	0804	1004	1203	1506	1711
0103	0310	0602	0807	1005	1204	1508	1712
0104	0312	0603	0808	1006	1207	1509	1802
0109	0402	0604	0809	1008	1209	1510	1803
0110	0405	0608	0812	1009	1210	1512	1804
0111	0406	0609	0901	1010	1211	1601	1807
0112	0407	0610	0902	1012	1401	1603	1809
0201	0409	0611	0903	1101	1403	1604	
0206	0411	0612	0904	1102	1404	1608	
0208	0412	0701	0906	1104	1405	1609	
0209	0501	0704	0907	1105	1407	1612	
0210	0502	0706	0908	1108	1408	1702	
0211	0503	0708	0909	1109	1409	1703	
0212	0506	0709	0911	1111	1410	1704	

300 Regina Street N Tower 2, Waterloo, Ontario, N2J 3A1

0101	0404	0603	0803	1004	1202	1503	1704
0112	0405	0604	0806	1005	1203	1504	1705
0202	0406	0605	0807	1006	1206	1506	1709
0203	0408	0606	0808	1007	1207	1508	1710
0206	0411	0608	0809	1008	1209	1509	1711
0209	0412	0609	0810	1009	1211	1510	1712
0210	0501	0611	0811	1010	1212	1511	1802
0211	0502	0612	0812	1011	1403	1512	1805
0212	0503	0701	0901	1012	1405	1601	1806
0302	0504	0702	0902	1102	1406	1602	1807
0303	0505	0703	0904	1103	1407	1604	1810
0304	0506	0708	0905	1105	1408	1607	1902
0306	0507	0709	0908	1106	1409	1608	1903
0309	0509	0710	0911	1107	1410	1610	1904
0310	0510	0712	1001	1111	1412	1611	1906
0311	0511	0801	1002	1112	1501	1612	1909
0402	0512	0802	1003	1201	1502	1701	

Schedule 2 - Tenants who are Affected by this Order:

Mahak	Chui, Wade
Abraham, Malek	Collins, Andrew(live in maintenance)
Acheson, Tess	Colwell-Castles, Flynn
Agustin, Joie	Cozier, Elijah
Aidelman, Joshua	Crouse, Connor
Akila Prabath Silva, Lamahewa	Cruz, Brenda
Akinmade, Olalekan	Curlew, Shevon
Al Ani, Othman	Cybulskie, Yvette
Alexander, Caleb	Dattani, Pramay
Alsaaka, Dayvid	Davda, Sarang
Al-Saghier, Ruah	de Jesus Cuevas Gutierrez, Jose
Anand, Akshay	Dejong, Greg
Anna Vinod, Feba	Devadas, Siddesh
Arnold, Dave	Devamanohar, Parthiban
Balleda, Siddardha	Dhabale, Akshay
Balti, Chedi	Dhameliya, Sudhir
Barr, Donald	Didmishe, Darshan
Bartja, Erin	Doshi, Jinal
Benoit, David	Drummond, Nathan
Berenji, Sevil	Edalatzadeh, Sajjad
Boateng, Rebecca	Elgenidy, Dina
Bommireddy, Vijay	Fani, Mehrnaz
Boricha, Shruti	Fernando Carreno Canizares, Diego
Bourla, Gabriela	Francis, Ella
Boyd, Chantale	Gagnani, Nikita
Broadhead, Jessica	Gandhi, Dhruvil
Bronson, Ron	Gaudet, Conor
Bukhatwa, Zainab	Ghani, Zohaib
Bush, Brandon	Ghaznavi, Ali
Butt, Francis	Godhani, Nirav
Campbell, James	Gopathi, Navya
Campsall, Matthew	Gorikpudi, Benarjee
Carr, Shawn	Guggulla, Raveendra
Cassell, Anna	Haid, Heather
Cassell, Jason	Haj Bakir, Nart
Chacko, Rajani	Halys, Karolina
Chaisson, Bailey	Hammond, Sophia
Chathankandiyil, Shiburaj	Hari Chokkam, Sree
Chavda, Jayrajsinh	Harry Heeralall, Franklin
Chiba, Rebecca	Hearth, Zoe
Chintalapudi, Ashok	Herteis, Tara
Choi, Geumhwa	Hilibele Raju, Shashikumara

Hingwala, Vismay
Hossain Bari, Asm
Hosseinali, Mehraveh
Hosseini, Seyed
Hui Choi, Mun
Ibrahima Barry, Elhadj
Ike-Orji, Chinweike
Ikponmwosa, Osayande
Iragamreddy, Sudarshan
Irwin, Trenton
Islam, Nafisul
Jaghl, Vikin
James, Tereek
Jankowski, Brooklyn
Jariwala, Mihir
Jayapal, Prathima
Jewell, Holly
John, Francine
Josan, Pritpal
Joshi, Yatharth
Joyce Santos, Airica
Kamakshi, Kamakshi
Kanani, Vidhi
Kapoor, Purvi
Karimani, Negin
Karkheiran, Mohsen
Kaufman, Katie
Kedmenech, Agnes
Khaja Wahab, Ahmed
Klodd, Erin
Knezevic, Michael
Knoblauch, Sarah
Koti, Deepika
Kozyrev, Grigory
Kufske, Devin
Kumar Patel, Parth
Kyrliuk, Nicole
Lagrange, Taite
Laidlaw, Kelsey
Langer, Casey
Lee, Jeongim
Li, Yongjian
Libab, Daniel
Luckhurst, Joshua
Macinally, Caitlin
Makwana, Twinkal

Mangukiya, Jaldip
Manigo, Junelli
McCann, Harrison
McDonald, Hayley
McKenzie, Alexander
McNair, Erin
Mehta, Naisarg
Mellete, Vinay
Merhi, Samy
Mneimne, Alaa
Mohammadnejad, Ali
Morris, Charlie
Morse, Camryn
Mugisha, Michaelle
Murali Thricovil, Aravind
Naduev, Deni
Nalla, Abhilash
Nam, Kevin
Nasa-Okolie, Amarachi
Newell, Nicholas
Okezie, Daniella
Opoku, Bright
Padinjareputhenpurackal, Bijin
Paghdal, Yash
Pake, Jennifer
Pal Jola, Sunday
Pandya, Devarshi
Panja, Sanjoy
Pantoja, Marcia
Parakadavath, Fayis
Parate, Priyanka
Pareed, Saief
Patel, Amit
Patel, Darshan
Patel, Diya
Patel, Drumit
Patel, Jay
Patel, Jenil
Patel, Jignesh
Patel, Jinny
Patel, Niraliben
Patel, Parth
Patel, Raj
Patel, Rajat
Patel, Shubham

Patel, Vrut
Payal, Payal
Pazooki, Alireza
Pentyala, Ravisankar
Picollo, Maximiliano
Pipariya, Vivek
Piyushkumar Desai, Rikin
Prajapati, Prince
Price, Nancy
Pullolickal, Akhil
Qian, Chenxi
Qian, Lanting
Radut, Dan
Radwan, Mohamed
Rajesh, Nandu
Rao Thricovil Suresh, Sreenath
Rao Vidhyapurapu, Srinivasa
Ravrani, Keval
Raycraft, Samantha
Rogers, Nathan
Roy, Pranjali
Ruban, Nisha
Russell, Adam
Ryder, Jon
Saha, Swakshar
Saiair, Mirabel
Samaeifar, Fatemeh
Sankar, Bradford
Scheurman (Ma), Christopher
Scott, Joanne
Shah, Mihir
Shah, Tapasya
Shaik, Amjad
Shaikh, Saniya
Shakib, Mohammad
Sharma, Manish
Sharma, Nipun
Sharma, Shanti
Sheth, Manan
Shrutam, Agravat
Siebeneichler, Bruna
Sinclair, Fiona
Singh, Ravinder
Smith, Geneva

Solapurwala, Badal
Soni, Kunal
Soni, Nikiben
Springett, Denise
Stephen Malta, John
Suddala, Venugopal
Sweeney, Carolyn
Sykora, Ivan
Tabefam, Marzieh
Taha, Muhammad
Tangudu, Kameswararao
Tankovic, Said
Tassone, Hannah
Taylor, Sherryl
Teeple, Keisuke
Teichroeb, Tianna
Tennekoon, Chanaka
Thakar, Nehaben
Thirugnanasambandamoorthi, Sibiraj
Thomas, Alphonse
Thompson, Isaiah
Thompson, Nicole
Tiffin, Elizabeth

Tom, Deify
Traplin, Benjamin
Trinaistich, Judith
Turbiani, Eduardo
Tvaradze, Georgy
Upadhyay, Dhruven
Valentine Kelechi, Ezeuka
Van Dorp, Benjamin
Vasallo, Dave
Vegter, Josh
Vist, Elise
Vollmann, Karin
Wajcman, Ryan
Warsi, Ghani
Willemsma, Rachelle
Woo, Miok
Xu, Guihu
Yang, Xu
Yildirim, Sinan
Yola Kaltrachian, Sasha
Young, Alicia
Zhou, Hong