



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-018229-24

In the matter of: 18 Steeles Avenue East, Thornhill, Ontario, L3T1A1

Between: 18 Steeles Avenue East Ltd. Landlord

and

Refer to attached Schedule 2 Tenants

18 Steeles Avenue East 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 took place by videoconference on April 8, 2026.

The following parties attended the hearing:

- **For the Landlord:** the Landlord's Representative (Paul Cappa) and Landlord Agents (Gaurav Jagtap, Bart Bortkiewicz, Ashley Archer, William Wang, and Greg Wills); and
- **The following Tenants:** Raymond Cohen (Unit 204); Deirdre Thornington (Unit 205); Karen Day (Unit 305); Brian Dekter (Unit 408); DC Marilou Vino (Unit 410); Marilou Torrejos Vistal (Unit 701); Larry Chow (Unit 802); Gil Endaya (Unit 804); and John Gray (Unit 809).

The Certificate of Service filed by the Landlord on March 5, 2026, 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: 103, 105, 201, 209, 307, 404, 507, 601, 702, 706, 707 and 906.

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

- A. The maximum rent increase above the guideline because of capital expenditures is 7.00%. This increase is for the following capital expenditures: Elevator Modernization and Parking Garage & Asphalt Repair.
- B. Where the Landlord's application requests an increase of 9.00%, the maximum increase above the guideline for these units is **7.00%**. This increase is to be taken as follows: 3.00% in the first year; 3.00% in the second year; and 1.00% in the third year.

- C. The weighted useful life for the capital expenditures is 14 years.
- D. The first effective date of the rent increase above the guideline is June 1, 2024.
- E. The Landlord has confirmed that they will calculate and increase the rent charges, as required, but will not collect the AGI-related rent increase amounts owing from Tenants affected by this order from the First Effective Date until May 31, 2026.
- F. Thereafter, starting June 1, 2026, all AGI-related rent increase charges, for the units affected by this order, will be calculated, compounded, applied and collected by the Landlord without any further adjustment, in compliance with the order, including Schedule 3 – Rent Reduction related to Capital Expenditures, and pursuant to lawful notice.

On consent of the parties, it is ordered that:

- 1. The Landlord may increase the rents charged by 7.00% 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 3.00% within the time period of June 1, 2024 to May 31, 2025;
 - b. The Landlord may increase the rents charged by 3.00% within the time period of June 1, 2025 to May 31, 2026; and
 - c. The Landlord may increase the rents charged by 1.00% within the time period of June 1, 2026 to May 31, 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 in accordance with paragraphs F and G.
- 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 10, 2026
Date Issued

Monica Dairo
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 the Tenant 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 2024 and 2025 is 2.50%, and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

101	405	701
104	406	703
106	407	704
107	408	705
108	409	708
202	410	709
204	411	710
205	501	801
206	502	802
207	503	803
208	504	804
210	505	805
211	506	806
301	508	807
302	509	809
303	510	810
304	602	901
305	603	902
306	604	903
308	605	904
309	606	905
310	607	907
311	608	908
402	609	909
403	610	910

Schedule 2 - Tenants who are Affected by this Order:

Ado, Anita	Ho, Holam Gary	Neuschild, Heike
Ahmed, Mustafa	Ho, Kim Suk	Oandsasan, Jay Jay
Alfonso, Maricris	Howell, Selena	Omidzad, Mohsen
Andrew, Larry	Hua, Ying Zheng	Oreiro, Marjorie
Apolinario, Marites M	Islam, Rana	Paredes, Eleazar
Arca, Kathrine	Jang, Woo Sok	Park, Isaac
Avinante, Nerisa	Jin, Chun Hug	Park, Joung Min
Balatskaya, Lilia	Jin, Misim	Park, Soon Hee
Baysac, Eduardo	Kang, Tammy	Petroff, Vanessa
Benolerao, Jennilyn	Kim, Jung Hee	Piatunina, Diana
Bolaton, Christel M	Kim, Suk Kwangt	Portugal, Emma
Bontoft, Robert	Kim, Sung Kwang	Pretty, Donald
Brillante, Elvie Goyala	Kim, Yi Yoon	Prokofyeva, Tatiana
Cabuco, Katherine	King, Vanessa	Pyatunin, Robert
Cabuhai, Marites	Kwak, Buak Su	Rabinowitz, Celia
Can, Li Dong	Labrecque, Richard	Ramezani, Iman
Cao, AheLi	Lacson, Amelia	Rimas, Elix
Cartagena, Cherie	Lee, Mihwa	Seravalle, Roy
Casciaro, Eugenio	Lee, Sun Ok	Seravalle, Wendy
Chang, Seung Hee	Lee, YoungA	Serrano, Eden
Chavez, Ria Mirones	Li, Ki Duck	Shariatmadari, Shahdad
Cheng, Cui Xue	Li, Shi Quan	Sim, Young Mi
Choi, Sang Yeon	Li, Shun Ji	Soo, Hah Hun
Chow, Larry	Mabanag, Susan B	Syeda Reshma, Akhter
Clark, James L	Manginsay, Helen	Tabora, Rebecca
Cohen, Raymond	Manibo, Maricel	Thornington, Deirdre
Cohen, Sara	Manibo, Nathaniel	Thornington, Paul
Corpuz, Lloida	Marajh, Camille	Timoteo, Marilyn
Coulter, Marg	Masterson, Burke P	Timoteo, Ronaldo
Day, Karen	Matin, Neeha	Toriaga, Joe
Dekter, Brian	Mclsaac, Jason	Tumbali, Maria
Delacruz, Darwin	McLean, Derek	Tungcui, Maricel
Delacruz, Leny	Mendoza, Lizel	Vartanov, Valeri
Delavarpour, Elham	Mendoza, LouizeVeighl	Vi, Dong Jian
Dumlao, Olivia	Mi, Kim Su	Vino, DC Marilou
Endaya, Gil	Mostovoy, Aleksandr	Vistal, Marilou Torrejos
Endaya, Laylin	Mostovoy, Ninel	Wen, Yong Zhe
Francisco, Catalina	Moya, Rogelio	Yu, Wan Chan
Ghazanfari, Raziehsadat	Nan, Li Ji	Zhe, Sun Zong
Ghoortbeiklou, Leila	Narra, Grace	Zi, LiShan
Gray, John	Narra, Mervin	
Han, Deborah	Neuschild, Anne	

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 2024 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 2024 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.