



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-074324-25

In the matter of: 33 Central Parkway West, Mississauga, ON L5B 1L4

Between: Square One Development Corporation Landlord

and

Refer to attached Schedule 2 Tenants

Square One Development (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 16, 2026.

The following Landlord parties attended the hearing: the Landlord's legal representative, David Ciobotaru and the Landlord's agent, Joseph Hachon.

The following Tenant parties attended the hearing: Albert Baptista, Maria Ruby Gabon and Cuu Truong Van Le.

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

1. The maximum rent increase above the guideline because of capital expenditures is 2.45%. This increase is for the following capital expenditures:
 - a. Waterproofing;
 - b. Plumbing and Fire Safety;
 - c. Parking Lot Painting and Garage Door Repair; and
 - d. Electrical Repairs.
2. Where the Landlord's application requests an increase of 2.47%, the maximum increase above the guideline for these units is 2.45%. This increase is to be taken in the first year.
3. The weighted useful life for the capital expenditures is 11 years.
4. The first effective date of the rent increase above the guideline is December 1, 2025.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 2.45% 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 December 1, 2025, to November 30, 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 30 days of the date of this order.

June 10, 2026

Date Issued

Sonja Richter

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 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

102	403
103	404
104	405
105	406
106	407
107	408
108	409
109	410
111	411
201	501
202	502
203	503
204	504
205	505
206	506
207	507
208	508
209	509
210	510
211	511
301	601
302	602
303	603
304	604
305	605
306	606
307	607
308	608
309	609
310	610
311	611
401	

Schedule 2 - Tenants who are Affected by this Order:

Linda Viscaino & Ramon Viscaino
Dominador Aquino Balubal & Florecita Bancud & Virginia A Soriano
Harry Perez & Thelma Perez
Florante Gutierrez
Raymundo De Villa & Maria Corazon Cruz
Rebecca Baylosis Pahaganas
Guia Bautista
Gloria Elizabeth Calderon
Albert Baptista
Edgardo P. Cruz & Aurora W. Arana
Claire Castillo Agoc & Benjamin P. Agoc Jr.
Phillip Morris
Necito P. Asube & Belinda O. Asube
Gisella Hojilla-Ramos & Arvin Ramos
Angelita E. Tiongson
Cesar Quijano & May Quijano
Irene Abuyan Macugay & Leah Abuyan Macugay
Angie Marcela Ubaque Nino
Lito G. Yamo & Brendaly B. Yamo
Anna Rizza Balibol Gabarda
Edgar Jao Jr. & Evelyn Alud-Ud
Mariia Kobiuk & Olena Popadiuk
Mykhaylo Kuyevda & Nina Kuyevda
Rodrigo Batulan Quinan & Jhosa Mae Corpuz Bisquera
Jorel Morales & Perlita Morales
Juvie Gaspar Palope
Andrew Jeffrey Whelen
Rosario Bo & Rodrigo Bo
Norman Ramos & Felicidad Ramos
Myrna Micua Magpali
Michael Salmon & Patricia Salmon
Edmund Catacutan & Wilma Escartin
Leonor A. Aquino
Shirley Octaviani Lie & Marcelius Cendana
Jose Isidro Saenz Chacon & Erika Nasly Angulo Ararat
Desiree Anne Tato Geromo & Kristoffer Germono
Wilfredo Pasion
Gregor Leslie Donaldson
Edgar A. Jao Jr & Susana A. Jao
Nada Jotevska
Elaine Frances Amodeo & Edgar Daniel Arata Palomino
Marieta Serrano
Rosela Robinson & Theophilus Robinson
Jennifer Rulloda Santiago & Nilo Loyd Santiago
Ruth Pedersen

Sheila Lau & Li Hua Gan
Edison May Reyes
Ana Lea Tiong & William Tiong
Ricardo Eson & Marietaa Eson
Julieta Rayos & Juan Rayos
Bernadette Cajuguiran & Luz L. Cajuguiran
Margie T. Zarasate
Kenneth Joseph Ingreso & Carlo Calonge Guieb
Maria Ruby Gabon & Jonathan Gabon
Lea D. Santioque
Rodolfo Reyes & Estrellita Vega Reyes
Matyas Ficsor & Matyasne Ficsor
Giustino Loiero & Giustina Riverso
Van Le & Cuu Truong
Marcela Balangcod & Susana Pobadora

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 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 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.