



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-060255-25

In the matter of: 2382 St. Clair Avenue West, Toronto, Ontario, M6N 1K8

Between: J2DM Management Inc Landlord

and

Kenesha Berry and Bryant Hotte Tenants

J2DM Management Inc. (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 15, 2026.

The following parties attended the hearing: the Landlord's Representative, Ilana Glickman; and the Tenant from Unit 1.

The Certificate of Service filed by the Landlord on March 17, 2026, indicates that all rental units listed in the application were served with the application and notice of hearing.

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

1. The maximum rent increase above the guideline because of capital expenditures is 9.00%. This increase is for the following capital expenditures:
 - a. Demolition, Disposal, Drywall, Painting and Flooring - Basement; and
 - b. Waterproofing - Building Perimeter.
2. The maximum increase above the guideline is 54.38%, as claimed in the Landlord's application, is capped to **9.00%**. This increase is to be taken as follows: 3.00% in the first year; 3.00% in the second year; and 3.00% in the third year.
3. The weighted useful life for the capital expenditures is 19 years.
4. The first effective date of the rent increase above the guideline is November 1, 2025.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 9.00% for Units 1 and 3, 2382 St. Clair Avenue West, Toronto, Ontario, M6N 1K8.
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 November 1, 2025 to October 31, 2026 and
 - b. The Landlord may increase the rents charged by 3.00% within the time period of November 1, 2026 to October 31, 2027; and
 - c. The Landlord may increase the rents charged by 3.00% within the time period of November 1, 2027 to October 31, 2028.
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 10, 2026

Date Issued

Janice Campbell

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 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 1 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%. On or before August 31st of each year, the government will announce the guideline for the following year.

Schedule 1 - 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 of November 1, 2025 to October 31, 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 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 of November 1, 2025 to October 31, 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 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.