



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

File Number: LTB-L-010103-26

In the matter of: 303 Aylmer Street, Peterborough, Ontario, K9J
7K5
245 Charlotte Street, Peterborough, Ontario, K9J
7K6
240 King Street, Peterborough, Ontario, K9J 7K4

Between: Aon Inc. Landlord

And

Refer to attached Schedule 2 Tenants

Aon 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.

This application was resolved by written hearing. The Board received submissions from the Landlord and the Tenants: Zach Zerebny – Unit 206 – 303 Aylmer Street, Peterborough and Montserrat Escobedo Gomez – Unit 405 – 240 King Street, Peterborough.

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 0.76%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on March 11, 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: 709, 710 at 245 Charlotte Street, 314 at 240 King Street and 607 at 240 King Street.

4. The Certificate of Service filed by the Landlord on March 11, 2026, indicates that some tenants listed in the application were not served with the application and notice of hearing. The LTB shall therefore amend the application by removing these tenants. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to the following tenants: Rita Christie.
5. The first effective date of the rent increase above the guideline is May 1, 2026.

Maintenance

6. The Tenant residing in Unit 405 made submissions with photographic evidence pertaining to maintenance issues, of which I presume they are arguing that they support that the Landlord's application should be dismissed. These issues are as follows:
 - a. A broken entrance door and door closer has remained damaged for several months.
 - b. An elevator has been out of service for several weeks without notice and no estimated date for when it will be working again.
 - c. Dirty common areas including stairwells with clothing, hair, and drug paraphernalia on windowsill.
 - d. Dirty garden outdoors.
7. Subsection 126(12) of the *Act* refers to serious, ongoing breaches of the Landlord's maintenance obligations. I am not satisfied that maintenance issues raised Tenant, even if they remain outstanding, would rise to the level of a serious breach of the Landlord's maintenance obligations. A disrepair problem that is not "serious" as that term is used under the Act is not relevant to these proceedings. However, the Tenant(s) is entitled to file their own applications at the Board in respect of these issues.

Financial Hardship

8. The Tenant, residing in Unit 206 submits that the Board should consider financial hardship to Tenants caused as a result of any increase granted. They submit that their employment status, and the current economy paired with the above guideline increase sought and any annual guideline increase would create a financial burden on them.
9. In respect to the Tenant's submission of financial hardship, the Act does not provide the Board with the authority to consider the financial impact on the tenants of an above guideline increase when determining whether a landlord's above guideline increase application should be granted or denied.

Out of Scope Submissions

10. The Tenant residing in Unit 405 made submissions on matters which, while I understand are important to the Tenant, are not matters which the Act permits me to consider on the hearing of this application. The issue raised by the Tenant which is not pertinent to my findings here is that there is a photograph of an individual sleeping in the hallway, presumably raising security issues at the complex.
11. Although the Tenants may feel it is unjust, the Board is a creature of statute charged with applying the law as written. Section 126 of the Act specifically provides that a Landlord may apply for an AGI for an extraordinary increase in the cost for municipal taxes and charges for the residential complex or any building in which the rental units are located. The Board cannot stop the Landlord from exercising its right to apply for an above guideline rent increase.

It is ordered that:

1. The Landlord may increase the rents charged by 0.76% 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 May 1, 2026, to April 30, 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 90 days of the date of this order.

June 11, 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:

240 King Street, Peterborough, Ontario, K9J 7K4

201	213	309	406	502	515	612	709
202	214	310	407	503	516	613	710
203	215	311	408	504	601	614	711
204	216	312	409	505	602	615	712
205	301	313	410	506	603	616	713
206	302	315	411	508	604	702	714
207	303	316	412	509	605	703	715
208	304	401	413	510	606	704	716
209	305	402	414	511	607	705	
210	306	403	415	512	609	706	
211	307	404	416	513	610	707	
212	308	405	501	514	611	708	

245 Charlotte Street, Peterborough, Ontario, K9J 7K6

202	308	506	703	901	1008	1206	1402
203	309	507	704	902	1009	1207	1403
204	310	508	705	903	1010	1208	1404
205	401	510	706	904	1101	1209	1405
206	402	601	707	905	1103	1210	1406
207	403	602	708	906	1104	1301	1407
208	404	603	709	907	1105	1302	1408
209	405	604	710	908	1106	1303	1409
210	406	605	801	909	1107	1304	1410
300	407	606	803	910	1108	1305	
301	408	607	804	1001	1109	1306	
302	501	608	805	1003	1110	1307	
303	502	609	806	1004	1201	1308	
304	503	610	808	1005	1202	1309	
305	504	701	809	1006	1203	1310	
306	505	702	810	1007	1205	1401	

303 Aylmer Street, Peterborough, Ontario, K9J 7K5

201	212	311	410	509	608	707	807
202	301	312	411	510	609	708	808
203	302	401	412	511	610	709	809
204	303	402	501	512	611	710	810
205	304	403	502	601	612	712	811
206	305	404	503	602	701	801	812
207	306	405	504	603	702	802	
208	307	406	505	604	703	803	
209	308	407	506	605	704	804	
210	309	408	507	606	705	805	
211	310	409	508	607	706	806	

Schedule 2 - Tenants who are Affected by this Order:

Abdo Agha, Msafi	Best, Stephen	Chiddle, Brandon
Abdulai, Mohammed	Bhagwat, Shriyash	Chowen, Maya
Adam, Quinn	Biliashkevych, Petro	Christie, Roger
Adams, Robert	Birrell, Martin	Clark, Wylita
Addison, Prince	Blizzard, Kaitlin	Clarke, Aaliyah
Adjei, Gifty	Boakye, Isaac	Clarke, Paul
Adlam, Lynn	Boateng, Angela	Clysdale, Taylor
Ahir, Prachi	Bolton, Carolyn	Cohen, Shelby
Ahsan, Muhammad	Bolton, Corine	Collins, Drew
Akter, Mohinur	Booth, David	Colonna, Frank
Alftih, Karim	Booth, Mike	Cooper, Matthew
Al Hakim, Amal	Bosgraaf, Cecile	Cooper, Tracy
Aligan, Vera Lyn	Brachimai, Viktor	Cordeiro, Jose
Alksnis, Catherine	Bright, Darius	Cormier, Karter
Almsri, Manar	Briscoe, Robert	Cote, Jordan
Alonzo, Cherrylyn	Brown, Benjamin	Cousineau, Ashley
Anakwah, Asiedu	Bryan, Allan	Cousineau, Jeffrey
Andrews, Shawney	Bulman, Travis	Creighton, David
Anilkumar, Sreethu	Bulman, Tyler	Crossley, Nolan
Anozie, Kelechi	Burke, Delaney	Crough, Jesse
Appukuttan, Ansu	Burlock, Wyatt	Cunningham, Spencer
Archbold, Ryan	Burrett, James	Curran, Layne
Arevalo, Aaron	Burrett-suarez, Nancy	D'Oliveira, Ricardo
Arthurs, Vincenzo	Burton, David	D'Souza, Seanna
Asante, Justice	Burton, Veronica	Dales, Jennifer
August-Tuck, Kieran	Bye, Amanda	Darkoa, Patricia
Avis, Robyn	Cain, Jared	Davies, Kerowyn
Ayaw, Isaiah	Calder, Aimee	Davies, Megan
Badour, Tiffany	Calhoun, Jada	Daynes, Kurtis
Badyal, Raman	Canning, James	DeJong, Michael
Bahl, Roopinder	Caravaggio, Gina	Dekivadiya, Shivaniben
Bailey, Miriam	Carswell, Paula	De Leon, John Jonel
Baldwin, Mitch	Carter, Amanda	Desroches, Tyler
Bayat, Sultan	Carter, John	Dickerson, Jason
Beaton, Jon	Carter, Suzanne	Dilshad Ahmed, Kaththota
Beaton, Shannon	Castell, Alyssa	Walla Hagoda Gedara
Beckmann, Miranda	Chandler, Landon	Dishaw, Matthew
Bennett, Emily	Chandran, Aswathi	Dobbs, Miranda
Berani, Nicholas	Chappell, David	Dobson, Matthew
Best, Martin	Chellam, Sathis	Doucet, Brian
Doucette, Vincent		
Drury, Greg		

Du, Jiale
Dufrane, Eric
Dunford, Frank
Dunn, William
Eftaxias, Aristidis
Eftaxias, Justin
Escobedo Gomez, Montserrat
Estaxias, Sherry
Fairweather, Thomas
Fechtig, Dale
Fontaine, Raegan
Forgie, Shane
Forth, Adam
Forth, Mary
Foulger, Stacy
Galer, Scott
Gandotra, Reya
Gemmiti, Kathy
Gibeault, Kole
Gill, Komal
Gillespie, Cameron
Girard, Derek
Goddard, Emily
Goemans, Jeff
Gonzalez Rodriguez, Omar Antonio
Goss, Jenna
Graham, Scott
Graham, Steve
Grasse, Karlotta
Greatrix, Candace
Green, Taylor
Greer, Tara
Grieder, Peter
Gugelmeier, Ryan
Haddad, Jordan
Haddlesey, Natasha
Halliday, Bonnie
Halliday, Robert
Hamel, Deron
Hamidy, Parwaiz
Hamidy, Rahima
Hanson, Alison
Harbhajanka, Mridul
Harland, Cecil
Kalejaiye, Isaac
Kangas, Dana
Kaniyawala, Neel
Kapadia, Nandini
Karadzic, Nebojsa
Karki, Ganga Devi

Harper, William
Hasan, Md Jabed
Hassan, Hammad
Hattab, Islam
Hena, Maria
Henning, Colin
Hennings, Roberta
Hickson, Bill
Hoffman, Timothy
Hogg, Hailey
Holmes, Peter
Hone, Barbara
Hone, Rebecca
Horne, Chad
Hornigold, Dylan
Hoskin, Josie
Hossain, Arshiya
Howard, Davina
Howran, Brandon
Huddlestone, Marc
Hull, Nathan
Hull, Ryan
Humayun, Chowdhury
Hunt, Chloe
Hutcheon, Sarah
Ibrahim, Rani
Ibrahim, Rani
Ilyas, Nishad Puthuveetil
Islam Shaikat, Jd Shanjirul
Jackson, Tara
Jami, Ali Ahmad
Jamieson, Brooklynn
Jatin, Jatin
Jayan, Achu
Jenkins, Michelle
Jenkins, William
Jesseau, Nick
Johnston, William
Jones, Amanda
Jongsma, Jocelyn
Joseph, Issac
Joy, Christy
Jumon, Tanzil
Kadam, Shrutika
Kataya, Banin
Kataya, Banin
Keachie, Rodney
Kempt, Ryan
Kilpatrick, Shannon
King, Brian

Kisiala, Anna
Kissi, Racheal
Kolesnikow, Anastasia
Kosobucki, Evan
Kozhemiakin, Andrii
Krakenberg, Kyle
Krizmanits, Kyle
KunhIRaman, Santhosh
Kuzma-Klempa, Shawn
Lalande, Roger
Laljiyani, Farhin
Langford, Douglas
Larbi, Albert
Larmer, Gary
Laroche, Dennis
Lawal, Humul-khair
Lawrence, James
Lawrence, Michael
Lentini, Jessica
Li, Emily
Lingesan, Amala
Lockett, Angela
Lockhart, Donald
Longhurst, Karan
Lounds, Kerry
Lowe, Carolyn
Lowe, Cynthia
Lowe, Richard
Lvinska, Svitlana
Lvinskyi, Viktor
MacMillan, Scott
Madachy, Steve
Madachy, Tammy
Majer, Tyler
Majoran, Heather
Makwana, Nayan
Malate, Meguelle
Malate, Vance
Manbeck, Kim
Mark, Daniel
Marks, John
Marks, Robert
Marr, Alexander
Martin, Caroline
Martin, Frances
Martin, Muriel
Martin, Ronald
Masinda, Charlou
Matchett, Tanaya
Matier, Alicia

Matthews, Veronica
Mazhar, Faizan
McCleary, Brian
McColl, Morgan
McConnell-Holt, Jadyn
McCormick, Julianne
McDonald, Colleen
McEachern, Sheri
McGovarin, Matthew
McIlmoyle, Ronald
McKeown, Shannon
McLaughlin, Emma
McLean, Marilyn
McNeil, Kiawna
Mdwar, Dunia
Mead, Paul
Meade, Tori
Medina, Hector Rios
Megannety, Meagan
Mensah, Anthony Acquah
Milley, Natasha
Minaker, Janet
Mior, Greg
Modares, Rachid Maher
Mohammed, Muftau
Monk, Nikki
Montemiglio, Laura
Morrison, Kaitlyn
Morrison, Kim
Morwick, Gisele
Moyna, Rokeya
Mu, Yanxin
Mueller, Rick
Mullen, Asia
Mullen, August
Mumby, Carl
Murray, Anna
Murray, Jill
Murray, Shelby
Musta, Eva
Naga Rajan, Keerthana
Narh, Harold
Nazar, Alfiya
Ndlovu, Siphilise
Nesbitt, Jason
Nesbitt, Nicki
Nyenhuys, Albert
O'Brien, Eamon
O'Brien, Thereasa
O'Byrne, Kathleen

O'Connor, Katrina
 Oliver, Alyssa
 Olunloyo, Adedayo
 Omenogor, Joy
 Omenogor, Samuel
 Omotoso, Adewale Segun
 Orday, Peter
 Owusu, Samuel
 Pack, Judy
 Pallathuparambil Abdul Nazar, Mezna
 Parry, Jay
 Patel, Aakash
 Patel, Dhaval
 Patel, Dhwani
 Patel, Jay
 Patel, Jema
 Patel, Priyankabahan
 Pattenden, Corrie
 Payne-Moore, Kyle
 Peddle, William
 Pedersen, Carsten
 Perez Calana, Esmildo
 Pinto, Shane
 Plager, Lori Ann
 Porritt, Airele
 Portener, Michael
 Porter, Alex
 Pouliot, Jennifer
 Poulton, Clarese
 Pressey, Tristan
 Prince, Mike
 Proulx, Spencer
 Pryce, Rachel
 Radford, Denise
 Raiceviq, Emiljana
 Raj, Anu
 Rajarathna, Rukshan
 Ramsay, Gavin
 Ranasinghe, Oshadhi
 Rastogi, Prerna
 Rehmani, Adil
 Revoy, Randy
 Rhoda Omotoso, Msushima
 Richardson, Gavin
 Robitaille, Marc
 Rocha, Isidro
 Rogers, Joel
 Rupakheti, Ujjwal
 Rutledge, Benjamin
 Rychik, Mykhailo

Rychik, Mykyta
 Rychik, Olha
 Rychik, Olha
 Saba Sahar Zaki, Nafisa
 Sadat Zaki, Sajia
 Sage, Erin
 Sage, Jesse
 Sajeev, Meeralakshmi
 Sanders, Taylor
 Sasidharan, Sinitha Girija
 Saulis, Brooke
 Scott, Randy-James
 Seeley, Benjamin
 Seidu, Zuwera
 Shah, Aijaz
 Shaji, Merin
 Shantz, Abigail
 Sharma, Bharti
 Sharma, Vijay
 Shestakov, Denis
 Shestakova, Tetyana
 Sido, Berivan
 Sido, Sido
 Sinclair, Sarah
 Sine, Halona
 Singh, Prabhjot
 Sitaula, Saru
 Sivakumar, Anoop
 Skates, Owen
 Sleeth, Michelle
 Sleiman, Jamil
 Smith, Carol
 Smith, Chris
 Smith, Destiny
 Smith, Madison
 Smith, Nathaniel
 Snider, Clayton
 Sta Cruz, Christine Grace
 Ste.Marie-Moss, Melissa
 Steers, Bentley
 Stirton, Matthew
 Stutt, Evan
 Suarez, Andres
 Summerfield, Lindsay
 Sunil, Gladwin
 Sunny, Nithin
 Sutton, Jake
 Taka, Charles
 Tales, Hannah
 Tamayo Gutierrea, Miralys

Tanner, Tom
Tanner-richard, Charlene
Taylor, Andrew
Thakur, Abhishek
Thankachan, Thusharamol
Theriahult, Adam
Thomas, Saathi
Thompson, Shawn
Thottoly, Rashid
Tithi, Jasmine
Torres, Cosme Sierra
Torres Torres, Elia
Triggs, Michael
Triakha, Gautam
Tudor, Amber
Tudor, Katherine
Tuzyk, Aaron
Van Belle, Jordyn
Varikkodan, Jannath
Venying, Shantal
Vergara, Micky
Villacorta, Alvaro
Vissers, Jason
Volk, Holly

Wain, Jordan
Walker, Calvin
Warner, Austin
Warrington, Scott
Waterman, Kyle
Watton, Samuel
Webb, Rory
Wells, Beverly
Wenzel, Melanie
Weston, Skylar
White, Gale
White, Gilbert
Wifred, Vineeth
Wilkinson, Julie
Wilson, Victoria
Winney, Tara
Wright-Mallone, Morgan
Yalaney, Saeeda
Yongco, Rusty Roei
Yu, Donglin
Zaka, Mikelin
Zaki, Emal
Zeenath, Manooj Mohamed
Zerebny, Zach