



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-079673-25

In the matter of: 1651 Victoria Park East, Scarborough, ON M1R 1P9

Between: DANAM LIMITED Landlord

and

Refer to attached Schedule 2 Tenants

Danam Limited (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 20, 2026. Employee, Sui-Kei Chung, attended on behalf of the Landlord. Tenants, Andrea Michelle Cooke, Aster Hailu Tessema and Yehuwashet Worku Mengesha, attended. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

The Certificate of Service filed by the Landlord on March 16, 2026, indicates that one rental unit listed in the application was not served with the application and notice of hearing. The Board shall therefore amend the application by removing Unit 204. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to Unit 204.

The Certificate of Service filed by the Landlord on March 16, 2026, indicates that one Tenant listed in the application was not served with the application and notice of hearing. The Board shall therefore amend the application by removing Melissa Stephanie Blatchford as a party. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to Melissa Stephanie Blatchford.

The Certificate of Service filed by the Landlord on March 16, 2026, the Landlord corrected the spelling of the following Tenants' names:

- Unit 202: For Clement, the last name should be spelled Peailen Barnes.
- Unit 706: First name should be spelled Tesfaledet, and last name Bepekete Tekie.
- Unit 706: For Azamit Solomon, the last name Koden has been removed from the first name column and properly inserted as the individual's last name.
- Unit 706: An additional occupant was previously omitted. The name is Betellihem Solomon, with last name Koden.

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

1. The maximum rent increase above the guideline because of capital expenditures is 0.36%. This increase is for the following capital expenditures:
 - a. Structural repairs to parking lots, including resurfacing and drainage work, to address water leakage, ensure safety and extend useful life; and
 - b. Major repairs to deteriorated garage walls and ceiling, including structural restoration and repainting to prevent further water damage.
2. Where the Landlord's application requests an increase of 0.41%, the maximum increase above the guideline for these units is 0.36%. This increase is to be taken in the first year.
3. The weighted useful life for the capital expenditures is 10 years.
4. The first effective date of the rent increase above the guideline is January 1, 2026.
5. 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.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 0.36% 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 January 1, 2026 to December 31, 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 11, 2026

Date Issued

Shawn Hayman

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 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

102	503
103	504
104	505
105	506
201	507
202	508
203	601
205	602
206	603
208	604
209	606
301	607
303	608
304	609
306	701
307	703
308	704
309	706
401	707
402	708
403	709
404	801
405	803
406	804
407	805
408	806
409	807
501	808
502	809

Schedule 2 - Tenants who are Affected by this Order:

A. Farooqui, Zamir	Chougale, Fahim
Abdalla, Ahmed	Chougale, Inaaya
Abir, Abdullah	Craig Menear, Stiven
Abulencia, Jordan Micheal	Dabree Nelson, Roshicka
Abulencia, Rebecca	Del Amen, Nene
Acosta, Aidan Angelo	De Mayo, Juan
Acosta, Aileen Peralta	De Nicola, Micheal
Acosta, Albert Andrew	Dixon, Anna-Kay Mishara
Acosta, Ariel Aldrin	Dixon, Jetaya Medta
Agustin Abad, Jimmy	Djidda, Annour
Ahmadi, Nargis	Dobson, Chealsey
Ahmadi, Rahmatullah	Edwards, Cesile
Ahmadi, Shafiqah Ahmadi	Elaine Cooper, Susan
Ahmadi, Shejauddin	Elsayed, Alaa
Akhter, Tanjin	Emanuel Nelson, Joshah
Akter, Tahmina	FARKAS, Andrea
Alehandra Esqueda Cardona, Nancy	Gomez, Maristella
Alejandra Aguilar Mejia, Jannet	Gonyea, Annice
Ali Ahmed Al-Shamsi, Saeed	Gonyea, Barbara
Allen, Ricardo Alando	Grigoriadis, George
Alma Laeda Pagdilao, Alicia	Guadalupe Noriega Nava, Maria
Alosiyas A, Kunaseely	Hackett, Joyce
Alosiyas A, Nalagini	Hailu Tessema, Aster
Alosiyas A, Nathiya	Haque, MD Ehteshamul
Alosiyas A, Nitharson	Humberto Vega Martinez, Jorge
Amer, Ibrahim	Ibrahim Ahmadi, Mohamad
Amer, Layla	James Blatchford, Kenneth
Angelina Blatchford, Chyspal	Jessi, Elise
Anton Savarimuthu, Aloisiyas	Jocel Williams, Marva
Argallon, Marcella	Jona Riparip Abad, Bill
Asefaw Abraham, Zaid	Junior Williams, Junone
Auaa Riparip Abad, Mijie	Khalef Ghazi Aldawesh, Maryam
Bacuteng Estores, Marivic	Koden, Azamit Solomon
Balogh, Emil	Koden, Betellihem Solomon
Balogh, Emiline	Koden, Solomon
Balogh, Renato	Kudzani Rinomhotra, Emmanuel
Bepeket Tekie, Tesfalefdet	L. Peralta Sotero, Sophia
Blasikie, Dennis	Labagan Lagadan, Saturdina
Brown, Joma	Lacosta Acosta, Albino
Caday, Conrado Cruz	Laeda Pagdilao, Dominique Ann
Caday, Patricia Jimenez	Laeda Pagdilao, Mike Jarrell
Caday, Rossica Jimenez	Lamha Haider, Kazi
Cesar Sanchez Gomez, Julio	Lestino Bao-Mgan, Mildred
Chakoute, Emilienne	Mahadeo, Jinkie
Chougale, Arsh	Mahmood, Asif
Chougale, Binish	Manuel Navarro Rodriguez, Alan

Maria Rivera Jimenez, Jose
Marshal Kamay Marshall, Donnie
Martina Robledo Gallardo, Norma
Mcarthur, Rory James
Mckenzie, Alicia
Mckenzie, Mellisa
Messerschmidt, Len
Michelle Cooke, Andrea
Michelle Mendoza Robledo, Norma
Momand, Aisha
Monteron, Susana
Mustafa, Munnaza
Mustafa Mahmoud, Sara
Navato Riparip, Juana
Nelson, Ronecia
Nickolai Laeda Pagdilao, Paul
Nikeisha Jones, Natasha
Pauline Villena, Devena
Peailen Barnes, Clement
Peralta Acosta, Adrian
Peralta Acosta, Allan
Peralta Acosta, Aurelia
Peralta Sotero, Luzviminda
Prince Nelson, Joshua
Ramdan Tahir, Mohamed
Repolleza, Elena
Repolleza, Manolita
Repolleza, Natasha Elaine
Riparip Abad, Bella
Rodney, Laurel V.

Romdan Tahir Jumaa, Mohamed
Roxanne Nelson, Rosanne
Rubite Sotero, Ariel
Rudo Rinomhotra, Emily
Saeed Mustafa Alsaïdi, Ammar
Scott, Marcia
Small, Rosalee
Sookram, Kevin
Sookram, Marites
Suleiman Seid, Arabi
Suleman Seid, Meriem
Tahir Mohamed, Murad
Tamuka Rinomhotra, Amos
Tapfuma Rinomhotra, Nicodemus
Teodoro Domingo, Jannie
Teodoro Domingo, Marcelo
Teodoro Domingo, Teresita
Tondereyi Rinomhotra, Samson
Turki, Said Ali Ahmed
Val V. Villena, Vincent
Vanley Williams, Rawlson
VARADI, GEZA
Vernon Parbu, Alvin
Walker, Crystal
Welsh, Eugene
Welsh, Nadine
Worku Mengesha, Yehuwashet
YabyoYounus, Amal
Yacoub, Ali
Zia, Ziauddin

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 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 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.