



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

File Number: LTB-L-017638-26

In the matter of: 120 Grand Avenue, London, ON, N6C 1L7

Between: Skyline Living Landlord

And

Refer to attached Schedule 2 Tenants

Skyline Living (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. No submissions were received from the Tenants.

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 1.15%. This increase is to be taken in the first year.
3. I have accepted the Landlord’s amended application filed with the Board on March 3, 2026.
4. 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: 306, 401, 402, 504, 505, 507 and 601.
5. The first effective date of the rent increase above the guideline is June 1, 2026.

It is ordered that:

1. The Landlord may increase the rents charged by 1.15% 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 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.
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 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:

120 Grand Avenue, London, ON, N6C 1L7

102	107	204	301	307	406	503	604
103	108	205	302	308	407	506	605
104	201	206	303	403	408	508	606
105	202	207	304	404	501	602	607
106	203	208	305	405	502	603	608

Schedule 2 - Tenants who are Affected by this Order:

Almas, Brandon
Asarfo-Adjei, Beatrice
Bastien, Aimee
Buckingham, Trinity
Capozza, Giuseppe
Carter, Carol
Chausse, John
Chen, Mary
Copland, Mark
Cortez, Edrish Vincent
Cowdrey, Donna
Cudmore, Gladys (Pat)
Davis, Sarah
Detzler, Catherine

Dissanayaka, Harindu
Drynan, Kyle
Ernest, Gloria
Falardeau, John
Fletcher, Jesse
Grey, Aidan
Grey, Peter
Guilbault, Tania
Hanna, Dorothy J.
Harris, Jennifer
Kidane, Samrawit
KILBURN, JOHN
Masaro, Koko
McGillis, Ethan

Newton, Brad
Odenitc, Michael
Ojo, Abiola
Pelletier, Kelli-Anne
Pernokis, James
Shantz, Melanie
Shewaga, John
Thompson, Sonya
Townsend, Naomi
Werkneh, Yohanns
Wilhelm, Victoria
Wyllie, Kim
Ziegler, Micheal
Zimmerman, David