



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-062315-23

In the matter of: 101 Langlois Avenue, Windsor, Ontario, N9A 6Y2

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.

A Case Management Hearing took place by videoconference on April 16, 2026.

The following parties attended the hearing: Landlord legal representative, Rachel Mazure, Licenced Paralegal; Landlord agent, Maria Orcajada, Property Manager; Landlord agent, Julia Wallace, Supervisor; and Tenant, Mayssa Hamka (unit 402).

The Landlord requested to remove the following units from the application: 504, 507, 702, and 1102. The Tenant raised no objections to the request. The Landlord's application will be amended to remove these units.

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

1. The maximum rent increase above the guideline because of capital expenditures is 6.00%. This increase is for the following capital expenditures:
 - a. Elevator Modernization; and
 - b. Windows and Patio Doors.
2. Where the Landlord's application requests an increase of 6.54%, the maximum increase above the guideline for these units is 6.00%. This increase is to be taken as follows: 3.00% in the first year; and 3.00% in the second year.
3. Where the Landlord's application requests an increase of 3.74%, the maximum increase above the guideline for these units is 3.44%. This increase is to be taken as follows: 3.00% in the first year; and 0.44% in the second year.

4. The weighted useful life for the capital expenditures is as specified on Schedule 3.
5. The first effective date of the rent increase above the guideline is November 1, 2023.
6. There is a prior Above Guideline Rent Increase (AGI) order, file number LTB-L-037630-23 for this residential complex.
 - a. Some of the units in this current application are affected by that prior AGI order. All of the permitted rent increases in the prior AGI order have not yet been taken. As a result, there will be an overlap in the rent increases from the prior and current orders for the affected units.
 - b. For capital expenditure work done, the Landlord cannot increase the rent by more than 3% (plus the annual guideline amount) in any one year period even if there are overlapping AGI orders.
 - c. The rent increases permitted by this current order may overlap with the increases in the prior AGI order up to the maximum of 3% per year (plus the annual guideline amount). However, if the maximum 3% per year has already been taken under the prior order, some or all of the rent increases in this order will be deferred until the rent increases in the prior order have been taken.

On consent of the parties, it is ordered that:

1. The Landlord's application is amended to remove units 504, 507, 702, and 1102.
2. The Landlord may increase the rents charged by the percentage increases and within the time periods set out in Schedule 3.
3. The percentage increase set out in Schedule 3 may be taken in addition to the annual guideline in effect on the increase date for the unit.
4. The Landlord or the Tenant 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

Joanne Lolato
Hearings 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.
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 4 for information about the date and amount of the rent reduction.
4. The annual guideline for 2023 is 2.50%, for 2024 is 2.50%, for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

101 Langlois Avenue, Windsor, Ontario, N9A 6Y2

101	503	904
106	505	905
107	506	906
201	508	907
202	601	908
203	602	1001
204	604	1002
205	605	1003
206	606	1004
207	607	1005
208	608	1006
301	701	1007
302	703	1008
303	704	1101
304	705	1103
306	706	1104
307	707	1105
308	708	1106
401	801	1107
402	802	1108
403	803	1201
404	804	1202
405	805	1203
406	807	1204
407	808	1205
408	901	1206
501	902	1207
502	903	1208

Schedule 2 - Tenants who are Affected by this Order:

Abdalaziz, Awatef	Edwards, Dennis	Mekha, Nahla
Abdulhak, Amal	Edwards, Janice	Muscat, Barbara
Abou-Okal, Sohila	Findlay, Patricia	Najat, Hermiz
Ahmad, Chawki	Flore, Martyn	Nona, Adibah
Alis, Yakov	Flore, Mary	Noureddine, Ibrahim
Allen, Melanie	French, Marc	Ouellette, Jessica
Alwan, Akil	Gignac, Ruth	Parry, Kirk
Anger, Gail	Gilders, Lorna	Phillip, Bevlyn
Antovski, Jovan	Gorael, Maher	Pike, Charles
Arbour, Matthew	Hakop, Amer	Plantus, Zina
Arbour, Tyler	Hamieh, Allah	Pollard, Carrie
Awde, Salim	Hamieh, Hussein	Pouget, David
Badri, Naseemo	Hamka, Mayssa	Pouget, Diana
Bartolo, James	Harper, David	Racine, Denis
Beneteau, Laurie	Hartling, Wade	Racine, Diane
Bergeron, Larry	Intisar, Mohammed	Rawal, Disha
Bergeron, Margaret	Isho Issac, Tereza	Roach, James
Bleta, Lindita	Johnston, Carolyn	Ruys, Eric
Bracci, Justin	Johnston, Ernest	Schmidt, Ralph
Brochert, Debbie	Jupp, Ashley	Shaw, Rose
Brown, Cathrine	Kane, Lawrence	Shawawna, Mary
Brown, Denise	Kersey, Caroline	Soulliere, Ann
Brown, Mary	Kersey, Dulcie	Soulliere, Greg
Butler, Bonita	Korea, Suha	Spezowka, Chris
Campana, Alyssa	Korman, Jasmina	Stark, Jody
Carr, Nancy	Lacey, Sharron	Steptoe, Patricia
Charlton, Alexandra	MacLellan, Matthew	Tawfiq, Sami
Chea, Wendy	MacMillan, Karen	Toma, Raad
Cherukuri, Anup	Mahmood, Elias	Towliati, Jamshid
Cheswick, Elizabeth	Marinelli, Philip	Vernon, Jean
Cojocar, Dale	Martin, Allan	Weeks, Howard
Crouchman, Douglas	Martinello, Sheila	Whiting, Norma
Crowe, Stephen	Massicotte, Claire	Yanan, Zareefa
Daryos, Bashar	Matta, Yukti	Yasin, Housam
Davidson, Lindsay	McBride, Ronald	Zaid, Rasha
De Los Santos, Maria	McFarlane, Denis	Zaid, Yousef
Desrosiers, Lawrence	McLean, Vicki	Zeeb, Sindra
Dumas, Diana	McManus, Samueline	

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is November 1, 2023**

The Landlord may increase the rent charged for the units affected by this order by the total percentages set out below and within the time periods set out below. These percentage increases may be taken in addition to the annual guideline in effect on the increase date for the unit.

Rental Unit Address Name	Period of November 1, 2023 to October 31, 2024		Period of November 1, 2024 to October 31, 2025			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
101, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
106, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
107, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
201, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
202, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
203, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
204, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
205, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
206, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
207, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
208, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
301, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
302, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
303, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
304, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
306, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
307, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
308, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
401, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
402, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
403, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
404, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
405, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
406, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
407, 101 Langlois Avenue	3.00%	3.00%	0.44%	0.44%	15	3.44%
408, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
501, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%

502, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
503, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
505, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
506, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
508, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
601, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
602, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
604, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
605, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
606, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
607, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
608, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
701, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
703, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
704, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
705, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
706, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
707, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
708, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
801, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
802, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
803, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
804, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
805, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
807, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
808, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
901, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
902, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
903, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
904, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
905, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
906, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
907, 101 Langlois Avenue	3.00%	3.00%	0.44%	0.44%	15	3.44%
908, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
1001, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
1002, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
1003, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
1004, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
1005, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
1006, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%

1007, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
1008, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
1101, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
1103, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
1104, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
1105, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
1106, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
1107, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
1108, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
1201, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
1202, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
1203, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
1204, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
1205, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
1206, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
1207, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%
1208, 101 Langlois Avenue	3.00%	3.00%	3.00%	3.00%	16	6.00%

Schedule 4 - 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 2023 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 Schedule 3).

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 2023 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 Schedule 3).

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.