



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-099221-24-C

In the matter of: 770 Hager Avenue, Burlington, Ontario, L7S 1X1

Between: Albula Holdings Inc Landlord

and

Refer to attached Schedule 2 Tenants

Albula Holdings 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 2, 2026.

The following parties attended the hearing on behalf of the Landlord: the Landlord's Legal Representative, Al Dharsee; and the Landlord, Richard Marner.

The following Tenant parties attended the hearing: Viorica Vasilese Padure (Unit 206) and the Tenant's support person Danielle Matos, Antonio Keshishian (212), Lora McDermott (303), Luke Mathieson (310), Lynn Bolduc (311), Karen Addison (312), Ashley Elizat Kavanaugh (314), Mehran Noori (410), Marco Visco (501), Barbara Nevills (505), Patrice Deacon (512), John Craig (602), Michael Spencer Martin (604), Bradley Jacob (606), Mary Kalajian (appearing on behalf of 610), Tatiana Ziborov (614), Katherin Konig (709), Amber McGill (710), Francis Desouza (802), Lynne Anderson (appearing on behalf of 811), Dorothy Allsop (814), Karim Jaudathm Jassir Sierra (905), Robert Maher (906), Ramon Guerrero (appearing on behalf of 908), Shaun Wilson (912), and Maria Consent (914).

The Certificate of Service filed by the Landlord on March 5, 2026, indicates that some rental units listed in the application were not served with the application and notice of hearing. The Board 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: 401, 404, 406, 409, 601, 603, 608, 707, 903, 915, 1005, 1008, and 1014.

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

1. The parties agreed that Units 303, 410, 501, 604, 614, 802, 811, 814, and 905 did not consent to settle this application at the CMH. These units will be severed from this Consent Order and will proceed to hearing for the application to be decided on its merits.

2. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is **0.57%**. This increase is to be taken in the first year.
3. The maximum rent increase above the guideline because of capital expenditure is **1.43%**. This increase is for the following capital expenditure:
 - a. Heating and Hot Water Boilers Replacement.
4. Where the Landlord's application requests an increase of 1.53%, the maximum increase above the guideline for these units is 1.43%. This increase is to be taken as follows: 1.43% in the first year.
5. The weighted useful life for the capital expenditures is 15 years
6. The first effective date of the rent increase above the guideline is March 1, 2025.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by the percentage increases and within the time periods set out in Schedule 3.
2. 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.
3. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 120 days of the date of this order.

June 17, 2026

Date Issued

Sarah Harriman

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 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 2025 is 2.50%, and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:**770 Hager Avenue, Burlington, Ontario, L7S 1X1**

102	412	715
103	414	801
104	415	803
105	502	804
203	504	805
204	505	806
205	506	807
206	507	808
207	508	809
210	509	810
211	510	812
212	512	901
214	514	902
215	515	904
301	602	906
302	606	907
304	607	908
305	609	909
306	610	910
307	611	911
308	612	912
309	615	914
310	701	1001
311	702	1002
312	704	1003
314	706	1004
315	708	1006
405	709	1007
407	710	1010
408	712	1012
411	714	

Schedule 2 - Tenants who are Affected by this Order:

Abraham, Mary	Gurrero, Pena	Ou, Brittany
Acaín, Daylinda	Hancock, Rebecca	Patel, Druv
Addison, Karen	Haywood-Leighton, Lesli	Playfair-Brown, David
Aivaliotis, Andreas	Holmes, Colin	Pogue, Joan
Alves, Sofia	Ibrahmian, Khajik	Raven, Erin
Arbuliente, Gertrudes	Ibrahmian, Nerses	Reid, Robert
Banda, Dalibor	Jacob, Bradley	Rodrigues, Ramon
Beauchamp, Michael	Jeanes, Catherine	Romero, Carlos Julio
Beynon, Mathew	Kalajian, Haroution	Rushton, Richard
Bolduc, Lynn	Kana, Tadesse	Saluk, Dmitri
Bone, Ann	Kavanagh, Ashley Elizat	Sangar, Satnam
Burnham, Scott	Keshishian, Antonio	Shaw, Cresta
Burnie, Jacqueline	Konig, Katherin	Smith, Peter D.
Cameron, Andrew	Kournivan, Krikour	Snyder, Robin
Casier, Justin	Lancaster, Darlene	Stedman, Doreen
Castro, Sandra Lomeli	Mackenzie, Trent	Stevens, Margaret
Chudhry, Owais	Maher, Robert	Stolman, Richard
Collins, Stuart William	Martin, Gary	Strank, Jim
Content, Maria	Martin, Heather	Tatchell, Megan
Craig, John	Martin, Kelly C.	Taylor, Alexander
Cuvay, Dwayne	Maskova, Danuse	Teja, Chetty Sai Divya
Daley, Thomas	Mathieson, Luke	Tomasevic, Dragar
Deacon, Patrice	McGill, Amber	Topsom, Jason
Desilva, June	Milligan, Debra	Unsworth, William
Dinca, Virgil	Myers, Danny	Vandenbarselaar,
Duffield, Lean Ann	Nantais, Judith	Johannes
Durdevic, Nikola	Nault, Kelly	Vasilese Padure, Viorica
Favaro, Christina	Nevills, Barbara	Wahab, Sohail Abdul
Finlayson, Bruce	Nickerson, Mike	Wheeler, Christopher
Furlong, Sue	O'donovan, Lisa	Wilson, Shaun
Greene, Dawn	Ohagan, Jessie	Zevallos, Javier

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is March 1, 2025**

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	For the Period of March 1, 2025 to February 28, 2026				
	% inc for Taxes	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
102, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
103, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
104, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
105, 770 Hager Avenue	0.57%	0.00%	0.57%	0	0.00%
203, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
204, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
205, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
206, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
207, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
210, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
211, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
212, 770 Hager Avenue	0.57%	0.00%	0.57%	0	0.00%
214, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
215, 770 Hager Avenue	0.57%	0.00%	0.57%	0	0.00%
301, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
302, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
304, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
305, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
306, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
307, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
308, 770 Hager Avenue	0.57%	0.00%	0.57%	0	0.00%
309, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
310, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
311, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
312, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
314, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
315, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%

	For the Period of March 1, 2025 to February 28, 2026				
Rental Unit Address	% inc for Taxes	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
405, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
407, 770 Hager Avenue	0.57%	0.00%	0.57%	0	0.00%
408, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
411, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
412, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
414, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
415, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
502, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
504, 770 Hager Avenue	0.57%	0.00%	0.57%	0	0.00%
505, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
506, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
507, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
508, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
509, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
510, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
512, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
514, 770 Hager Avenue	0.57%	0.00%	0.57%	0	0.00%
515, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
602, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
606, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
607, 770 Hager Avenue	0.57%	0.00%	0.57%	0	0.00%
609, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
610, 770 Hager Avenue	0.57%	0.00%	0.57%	0	0.00%
611, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
612, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
615, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
701, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
702, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
704, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
706, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
708, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
709, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
710, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
712, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
714, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%

	For the Period of March 1, 2025 to February 28, 2026				
Rental Unit Address	% inc for Taxes	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
715, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
801, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
803, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
804, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
805, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
806, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
807, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
808, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
809, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
810, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
812, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
901, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
902, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
904, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
906, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
907, 770 Hager Avenue	0.57%	0.00%	0.57%	0	0.00%
908, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
909, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
910, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
911, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
912, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
914, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
1001, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
1002, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
1003, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
1004, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
1006, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
1007, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
1010, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%
1012, 770 Hager Avenue	0.57%	1.43%	2.00%	15	1.43%

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 of March 1, 2025 to February 28, 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 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 of March 1, 2025 to February 28, 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 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.