



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

File Number: LTB-L-009510-26

In the matter of: 300 Grenfell, Oshawa, Ontario, L1J 4W6

Between: Valiant Rental Properties Limited Landlord

And

Refer to attached Schedule 2 Tenants

Valiant Rental Properties 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.

This application was resolved by written hearing. The Board received submissions from the Landlord and the Tenant, Carole Russo – Unit 214.

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 0.60%. This increase is to be taken in the first year.
3. I have accepted the Landlord’s amended application filed with the Board on February 26, 2026.
4. The first effective date of the rent increase above the guideline is May 1, 2026.

Financial Hardship

5. The Tenant residing in Unit 214 submits that the Board should consider financial hardship to Tenants caused as a result of any increase granted including the rising cost of living, being on a fixed income, and that cheques from government do not increase with the cost of living.

6. 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.

It is ordered that:

1. The Landlord may increase the rents charged by 0.60% 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 60 days of the date of this order.

June 19, 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:

300 Grenfell, Oshawa, Ontario, L1J 4W6

00417	00509R	00101	00114	00207	00220	00312	00404
00418	00510	00102	00115	00208	00222	00313	00405
00419	00511	00103	00117	00209	00301	00314R	00406
00420	00512	00104	00118	00210	00302	00315	00407
00422	00513	00105U	00119	00211	00303	00316	00408
00501	00514	00106	00120	00212	00304	00317	00409
00502	00515	00107	00122	00213	00305	00318	00410
00503	00516	00108	00201	00214	00306	00319	00411
00504	00517	00109	00202	00215	00307	00320	00412
00505	00518	00110	00203	00216	00308	00322	00413
00506	00519	00111U	00204	00217	00309	00401	00414
00507	00520	00112	00205	00218	00310	00402	00415
00508U	00522R	00113	00206	00219	00311	00403	00416

Schedule 2 - Tenants who are Affected by this Order:

Acheamp, Akwasi	Gademans, Dean
Ajala, Rashidat	Gademans, Maria
Alan Palmer, Kenneth	Grant, Paul
Alan Palmer, Kenneth.	Harper, Kathy
Allen, Doug	Hatfield, Janice
Allen, Paul	Hemlow, Brian
Anstey, Judy	Hill, Allan
Anstey, William	Hirtle, Kenneth
Atkin, Jessica	Hookway, Matthew
Atkin, Sharon	Hughes, April
Aukstaitis, Sophie	Hughes, Michael
Beaudry, Paul	Humphrey, Jeffrey
Benn, Noel	Irwin, John
Bisola Ayinla, Fatimat	Irwin, Patti
Blake, Jennifer	Johnston, Richard
Blake, Margaret	Joseph, Bruce
Bohamed, Sylvia	Kasmani, Ahmed
Bolen, Ethan	Kehoe, Pamela
Bolen, Shawn	Kimberley, Ann
Brady, Lorne	Lantz, Julie
Brady, William	Lavigne, Tom
Brant, Catherine	Leaver, Cindy
Brough, Marie	Lloyd, Jesse
Brown, Toni	Loader, Carmen
Bumbacco, Jerry	Loader, David
Campkin, Brady	Lucas, Brittney
Campkin, Shevonne	Lynn, Ryan Nicolas
Chadha, Alka	Mackimmie, Bruce
Charlton, Sandra	Manuel, Ann
Chatterson, Jamie	Mapplebeck, Amanda
Cherrington, Antoinette	Marin, Miheala
Chigaru, Rueben	Marin, Sebastian
Christiansen, Paul	Martin, Mary
Clarke, Lori	Mason, Brittany
Darnbrough, Candice	McCrossin, April
Darnbrough, Susan	McCrossin, Arthur
Dickinson, Bruce	Mckinnon, Grace
Dickinson, Margaret	McKinnon, Sean
Dickson, Haley	Medley, Kareen
Doran, Sean	Michaud, Daniel
Duff, Elaine	Mowatt, Loreeb
E. Hart, Nancie	Mukka, Lakshmi
Elliott, Scott	Noade, Catherine
Fleming, Paul	Norman, Thomas

O'Brien, Trevor
Osborne, Amy
Ospina, Angelike
Pierce, Terry
Pisani, Frank
Pretty, Samantha
Pye, Elizabeth
Pyke, Justin
Pyke, Roxanne
Ronakeki, Antal
Ronakeki, Vilma
Russo, Carole
Spooner, Jason
Stacey, Betty-Anne
Stacey, Melissa
Stapley, Debbie
Stapley, Ronald
Stinson, David
Stone, Audrey
Sullivan, Guy
Sutton, Leroy
Theberge, John

Thompson, Jill
Timleck, Mary Lou
Timleck, Robert
Tyme, Kadian
Vandenberg, Lance
Ward, Melyssa
Webster, Carrie
Webster, Douglas
Whitaker, Ian
White, Chelsea
White, Donna
White, Jason
White, Pual Ryan
William Belyea, Paul
Wojnar, Noelle
Woo, Carlotta
Woodall, Kathleen
Woodrow, Carson
Yablonskyi, Iryna
Yablonskyi, Vasyl
Young, Carla