



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-070585-25-C

In the matter of: 3410 Havenwood Drive, Mississauga, Ontario, L4X 2M5

Between: 1524254 Ontario Limited Landlord

And

Refer to attached Schedule 2 Tenants

1524254 Ontario 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 16, 2026.

The following parties attended the hearing: The Landlord's Representative, Carry Aylwin, and the following Tenants: Unit 104 – Klebeta Dizdari and Unit 201 - Posha Malcom.

The Certificate of Service filed by the Landlord on March 13, 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: Unit 101, 102, and 203.

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

1. Tenants, represented by Klebata Dizdari, of unit 104 are severed from this application and will proceed to a merits hearing
2. The maximum rent increase above the guideline because of capital expenditures is 4.80%. This increase is for the following capital expenditure:
 - a. Balcony and Building Envelope Restoration, and New Balcony Railings
3. Where the Landlord's application requests an increase of 5.16%, the maximum increase above the guideline for these units is 4.80%. This increase is to be taken as follows: 3.00% in the first year; and 1.80% in the second year.

4. The weighted useful life for the capital expenditure is 15 years.
5. The first effective date of the rent increase above the guideline is December 1, 2025.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 4.80% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken as follows:
 - a. The Landlord may increase the rents charged by 3.00% within the time period of December 1, 2025 to November 30, 2026; and
 - b. The Landlord may increase the rents charged by 1.80% within the time period of December 1, 2026 to November 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 120 days of the date of this order.
5. Tenants, represented by Klebata Dizdari, of unit 104 are severed from this application and will proceed to a merits hearing

June 23, 2026
Date Issued

Kevin Kordahi
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.

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 3 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:

3410 Havenwood Drive, Mississauga, Ontario, L4X 2M5

103	406
104	407
105	408
106	409
107	501
108	502
201	503
202	504
204	505
205	506
206	507
208	508
209	509
301	601
302	602
303	603
304	604
305	605
306	606
307	607
308	608
309	609
401	B1
402	B2
403	B3
404	B4
405	B5

Schedule 2 - Tenants who are Affected by this Order:

Abdelaal, Noha Salah	Gripshi, Halit	Pigott, Matthew
Abib, Ghali	Gripshi, Mimoza	Queenland, Andel Lee
Ahmaddi, Javid	Hakimi, Ziaullah	Razvi, Gowhar
Attwood, Dorotea	Horvath, Eva	Reynolds, Fitzbert
Banakh, Zenoviya	Hu, Yu Ai	Reynolds, Tracy Ann Tamarar
Bang, Ngoc Hiet	Iqbal, Shahid	Rogula, Czeslawa
Bexho, Eduart	Jean-Pierre, Carlos	Ruszo, Csaba
Bexho, Elda	Jean-Pierre, Lod's Tessa	Sadowska, Sabrina
Burzminski, Andrew	Johnson, Patsy Fiesta	Santos, Urrutia Esperanza
Camarista-Deblois, Mary	Kemp, Emma	Casilda
Joannes	Kemp, Kathryn	Sarap, Hafezza
Castillo, Sierra	Kemp, Madeline	Sena, Dihterina
Cisse, Inza	Lacayo Espinoza, Osmar	Shahid, Shagufta
Cisse, Madade Sevede Epse	Langner, Leszek	Smith, Scott Robert
Conception, Rosalinda	Lee, Siu Ling	Stajniak, Mateusz Patryk
Ramirez	Lutsai, Liudmyla	Stoch, Magdalena
Cruz, Roxanne	Madejski, Thomas	Stoch, Maria
Cruz, Susan Dalisay	Mai, Bo Wu	Takla, Abanoub
Cruz, Vernz	Malcom, Posha	Talos, Robert
Cruz, Wilfredo Anicet	Maturan, Abner Abenoja	Thach, Lai
Dalisay, Leonila	Miftari, Agim	Thich, Phu Quach
Deblois, Cris Emmanuel Daria	Miftari, Gyltene	Truong, Ngoc NHI
Dizdari, Adnand	Musa, Sargon	Turney, Meria
Dizdari, Dalton	Mykhaylo, Kolomyjets	Urrutia, Jose Luis Lopez
Dizdari, Kimberly	Mykulyak, Mykhaylo	Verdecia Hidalgo, Pedro
Dizdari, Klebeta	Nasr, Medhat Farouk	Gabriel
Duong, Sang Van	Nasreen, Atira	Wang, Tao
Dyack, Paul	Ngai, Abdulla	Wicks, Deborah
Feliksiak, Anna	Nguyen, Thanh Liem	Wiercigroch, Andrezej
Gocool, Durpatie	Ozdemir, Husniye Kilic	Wiercigroch, Anna
Goraia, Irfan	Pascua, Elvie Banaga	Zhang, Liling
Gray, Rowan	Pascua, Laurence Banaga	

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 the period 2025 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 this 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 the period 2025 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 this 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.