



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-003465-26

In the matter of: 3000 Victoria Park Avenue, Toronto, ON M2J 4Y2

Between: Ranee Management Landlord

and

Refer to attached Schedule 2 Tenants

Ranee Management (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 29, 2026.

The following parties attended the hearing: Legal Representative for the Landlord - Ilana Glickman, and Tenants from units – 102, 108, 111, 204, 209, 215, 223, 307, 312, 316, 322, 325, 330, 337, 339, 433, 521, 524, 534, 603, 628, 636. Tenants from units 117 and 335 attended the meeting but became unresponsive. As a result, they did not participate in the confidential negotiations.

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

1. The maximum rent increase above the guideline because of capital expenditures is 3.10%. This increase is for the following capital expenditures:
 - a. Doors;
 - b. Balcony Repair; and
 - c. Exterior Brick Wall Repair.
2. Where the Landlord's application requests an increase of 3.55%, the maximum increase above the guideline for these units is 3.10%. This increase is to be taken as follows: 3.00% in the first year; and 0.10% in the second year.
3. The maximum increase above the guideline is 3.10%, as claimed in the Landlord's application. This increase is to be taken as follows: 3.00% in the first year; 0.10% in the second year.
4. The weighted useful life for the capital expenditures is 18 years.
5. The first effective date of the rent increase above the guideline is May 1, 2026.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 3.10% 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 May 1, 2026, to April 30, 2027; and
 - b. The Landlord may increase the rents charged by 0.10% within the time period of May 1, 2027, to April 30, 2028.
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 90 days of the date of this order.

June 26, 2026

Date Issued

Helen Giannini

Helen Giannini

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.
2. If the Landlord has given the Tenant 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 2026 is 2.10% and for 2027 is 1.90%. On or before August 31st of each year, the government will announce the guideline for the following year.

Schedule 1 - Units affected by this Order:

100	210	307	404	509	607
102	214	309	405	511	608
103	215	310	406	514	609
104	216	312	409	516	610
106	217	314	410	517	611
107	219	315	415	521	614
108	220	316	418	522	616
109	221	317	422	523	617
110	222	320	425	524	622
111	223	321	426	527	625
114	224	322	427	530	626
115	225	325	432	531	627
116	226	327	433	534	628
117	229	328	436	535	629
119	230	329	437	536	630
121	232	330	439	537	632
123	238	331	440	538	634
124	241	332	441	539	635
128	301	334	502	541	636
201	303	335	503	603	637
204	304	337	504	604	638
207	305	339	505	605	641
209	306	341	508	606	

Schedule 2 - Tenants who are Affected by this Order:

Angeline Benwic	Colorado Aguirre, Andrea Paola
Helmar Basco	Connell, Sharon
Abbasi, Mehrad	Crisostomo, Joelle
Abuan, Ruby Jane	Cruz, Ulises Cordero
Adib, Kaveh	Danganan, Neriza
Alassaf, Baseem	Daroya, Jermaene
Alhantoush, Wail	Daroya, Jurado
Alshammout, Rana	Dias, Andrew
Ambe, Luis	Dias, Michelle
Amezquita, Shana	Edwards, Angela
Amiri, Arian	El Dib, Islam Youssef Ali
Amiri, Mirajan	Espinos, Virginia Marie
Aranjo, Antonio	Felipe, Lory
Asamoah, Vida	Fook, Hong
Asido, Lourdes	(Mental Health Association)
Asido, Simeon	Fu, Yuan Yuan
Austria, John Gregory	Gamit, Eleanor
Awil, Haitham	Gaye, Moustapha
Azimifar, Arash	Giancoulas, Kostantinos
Balian, Rafik	Gordon, Allicx Adrian
Bama, Editha	Graniano Cabrera, Francisco Jacob
Bama, Ramon	Guacaneme Cotrino, Nelson Leonardo
Barkho, Iqbal	Halabi, Sarah
Barry, Ibrahima	Hanan, Zarka
Beckles, Eureka	Hantoush, George
Bernaldez, Ferdinand Bernaldez	Hashimi, Sayed
Bernaldez, Rowena	Hong, Ian Eh Phyo
Boudakian, Avedis	Hu, Bin
Boudakian, Natalie	Igros, Corazon
Buslon, Fernando	Igros, Saturnino
Campbell, Floyd	Inan, Ayca
Castillo, Mariel	Inan, Tulay
Castillo, Mark	Isamail, Najaf Bintay
Chammout, Ahed	Jaggernauth, Bhouneshwarie
Chan, Yi Mei (Maggie)	James, Winston
Chang, Sook	Jamil, Muizz Hassan
Chen, Wei	Jiang, Ying
Choupe, Kevin	Joseph, Bernadine Sandra
Chung, Sherley	Joseph, Matthew Brent
Chung, Yol	Kafuri, Husain
Claringbold, David	Kameyama, Tatsuhiko
Clarke, Carol	Kang, Sin June
Clarke, George	Karabet, Karoline
Colgan, Debra	Kerr, Wayne

Khan, Gul Bashar
Khoshaba, Minas
Kim, Hye Yun
Kim, Jong S. L.
Kwan, Tak Michael
Labra, Emilio JR.
Lee, Chung Hee
Lee, Dong Pyo
Lei, Yunyan
Lekic, Borislav
Lekic, E.
Li, Shanrong
Lin, Hong Ying
Lin, Hong Ying
Lin, Natalie (Hong Yang)
Linan, Chona
Lu, Jing
Magalla, Micheil Milad
Maglente, Percy
Malundo, Rhea Mae
Mamedova, Eleonora
Manalansan, Guadalupe
Masood, Sayeda Rida
Mcchesney, Millicent
Mcculloch, Joanne
Medina, Diana Chavez
Menor, Aurelia
Mensah, Joseph
Millado, Joan
Miller, Theresa
Mo, Yudong
Momjian, Hampartsum
Morris, Sylvanna
Morrison, Terry
Myungjin, Chae
Nabubiru, Susan Irene
Najjar, Yousif
Nayef, Razan
Nersis, George
Nisbet, Robert
Ntahonsigaye, Emery
Oh, Mellissa
Orda, Dennis A.
Orpilla, Eliezer
Orpilla, Leonel
Paraggua, James

Park, Jae Hong
Parker, Ruth-Ann Olivia
Parkinson, Cleveland
Parkinson, Roslin
Peralta, Evelyn
Phillips, Sharon
Pinon, Isabelita
Porter, Everton A.
Powell, Damar
Poyaoan, Margarita
Puzzo, Lorenza
Ramos, Mylene
Rayo, Annabelle
Reyes, Grace
Sabbagh, Mohammad
Sadjonian, Talar
Sadjonian, Vartan
Safi, Gahiz
Safi, Masood
Safi, Masooda
Santiago, Mary Anne
Seepersad, Mark
Shabaneh, Yaser
Shah, Alpa
Sharif, Ehsan
Shaw, Ruel
Shirley, Keith
Shoebi, Farid Ahmad
Sievrigh, Errol
Sikile, Joseph
Simmonds, Carla
Simpson, Joan
Simpson, Samantha
Spence, Mikel
Stephens, Duane
Stephens, Marlon
Stewart, Sandra
Stobart, Cheryl
Sun, Ji Quan
Tait, Debra
Tchamitchian, Eugeni
Tsang, Patrick
Vertesi, Gloria
Victorin, Daniel
Wang, Liming (Mark)
Wang, Qing Tao

Wei, Qingzhong
Wellington, Adina
Whitney, Shirley
Williams, Elizabeth
Williams, Timothy
Wing, Chi Chan
Winston, Connell
Won, Jin Hee
Won Cha, Myung
Wong, So Long
Wu, Qun

Xu, Guang
Xu, Tao
Yahyeian, Zohrab
Yan, Lei
Yasi, Laia Danyal
Youmoushakian, Berj
Zhang, Bao Juan
Zhao, Haibo
Zhao, Ya Wen
Zhu, Chenglian
Zurub, Elias

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 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 the 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 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 the 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.