



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

File Number: LTB-L-010009-26

In the matter of: 190 Charlotte Street, Peterborough, Ontario, K9J
2T8
198 Charlotte Street, Peterborough, Ontario, K9J
2T8

Between: Aon Inc. Landlord

And

Refer to attached Schedule 2 Tenants

Aon 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.

This application was resolved by written hearing. The Board received submissions from the Landlord and the Tenants: Monika Hendriks and Aaron Gassien - #E-190 Charlotte Street, Peterborough.

Preliminary Matters

Member Endorsement Form

1. The Tenants did not file a copy of their submissions on the application with the Board. However, upon reading the Landlord's submissions, it was evident that the Tenants residing in #E-190 Charlotte Street, Peterborough, provided their submissions to the Landlord.
2. As a result, a Member Endorsement Form was issued on June 3, 2026 requiring the Landlord to submit a copy of the submissions they received from the Tenants residing in #E-190 Charlotte Street, Peterborough for consideration. Those submissions were uploaded to the Tribunals Ontario Portal on the same day and have been considered below.

It is determined that:

Municipal Taxes and Charges

3. 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).
4. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.79%. This increase is to be taken in the first year.
5. The first effective date of the rent increase above the guideline is May 1, 2026.

Financial Hardship

6. The Tenants residing in #E-190 Charlotte Street, Peterborough, submit that , submits that the Board should consider financial hardship to Tenants caused as a result of any increase granted. They submit that one of them is on a fixed income while the other Tenant residing in the unit is trying to find a job. They submit that they pay their rent on time, and do not bother other Tenants or cause damage to the property.
7. 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 0.79% 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 29, 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:

190 Charlotte Street, Peterborough, Ontario, K9J 2T8

A	D	G	J	N	Q	T
B	E	H	L	O	R	U
C	F	I	M	P	S	

198 Charlotte Street, Peterborough, Ontario, K9J 2T8

A1	B1	C2	D2
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Schedule 2 - Tenants who are Affected by this Order:

Abdullah, Musa	Ford, Tena	O'brien, Kimberly
Abdullah, Zilan	Gassien, Aaron	Roberts, Maeve
Bergeron, Justin	Hendriks, Monika	Scriver, Jolene
Bongard, Fran	Ituah, Destiny	Silvera, Jarryd
Clarey, Emily	Johnson, Kadie	Thomas, Sarah
Cody, Ian	King, Dave	Tilley, Douglas
Cook, Owen	Kingston, Emily	Tilley, Jill
Densmore, Alishia	Manzur, Nazir	Uthayakumar, Abisa
Densmore, David	Markle, Andrew	White, Quin
Duncan, Katherine	Mckeown, Jennifer	
Evangelista, Catherine	Morin, Donna	