



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

File Number: LTB-L-020782-26

In the matter of: 11 Derby Lane, Sarnia, ON, N7T 7V2

Between: Skyline Real Estate Holdings Inc. co Skyline Living Landlord

And

Refer to attached Schedule 2 Tenants

Skyline Real Estate Holdings Inc. co Skyline Living (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. No submissions were received from the Tenants.

It is determined that:

Municipal Taxes and Charges

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 0.34%. This increase is to be taken in the first year.
3. I have accepted the Landlord's amended application filed with the Board on March 13, 2026.
4. The first effective date of the rent increase above the guideline is July 1, 2026.

It is ordered that:

1. The Landlord may increase the rents charged by 0.34% 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 July 1, 2026 to June 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:

11 Derby Lane, Sarnia, ON, N7T 7V2

103	208	405	601	704	808	1002	1105
106	301	406	602	705	901	1003	1106
107	302	407	603	706	902	1004	1107
201	303	408	604	707	903	1006	1108
202	304	501	605	708	904	1007	
203	307	502	606	802	905	1008	
204	401	503	607	803	906	1101	
205	402	505	608	804	907	1102	
206	403	506	701	806	908	1103	
207	404	507	703	807	1001	1104	

Schedule 2 - Tenants who are Affected by this Order:

Al-Shaibani, Ashwaq Abdo Mohammed Ali	McCully, Caroline
Bain, Robert (Bob)	McCully (ARM), Ellen
Bandiera, Eric	Mohamed, Mohamud
Barr, Judith	Montalban, Juana
Beggs, Jeannette Lorraine	Montalban, Ricardo
Berube, Janet	Morin, David
Blais, Patricia	Morrison, Donna Marie
Blue, Deanna	Moulton, Cathleen
Bourdkane, Nicole	Nair, Aravind
Brazeau, Gerard	Newton, Roger J
Brazeau, Muriel	Newton, Sandra
Brown, Anita	Ordenes, Maria Patricia
Bydeley, David	Otis, Michael
Carpenter, Kenneth	Palumbo, Angela
Chapski, Ardyth	Peace, Carole
Chiu, Jessica	Peters, Christopher
Clendenning, Steven	Pouget, Christopher
Cooke, Robin	Preston, James
Curwen, Diane	Prude-Hall, Poala
Davis, Sandra	Rajeev, Sneha
Dennis, Nancy	Shelley, Kim
Desrochers, Michel	Skorzewski, Philip
Dobrovolskis, Paul	Smith, Elizabeth Jean (AKA Trudy)
Donnelly, Helen	Sorokan, David
Felton, Alexa	Spencer, Robert
Graham, Diane	Spowart, Bryan
Hawkins, Barbara	Stuart, Greg
Hemstreet, Ellen	Sullivan, Darren-Lee
Hemstreet, Jerry	Thompson, Glenn
Henry, Audrey	Thompson, Jayne
Henry, Robert	Tupe, Pritesh
Houston, Leo	Vanoverbeke, Phyllis
James, Ian Scott	Walker, Irene
Krahn, David	Walker, Robert
La Pratte, Lynn M	Wallace, Ann
Leblanc, James	Walsh, Isabel
Lescene, Cynthia	Walsh, Thomas
Levac, Ursula	Walters, Eva
Lindsay, Heather	Ward, Kevin
Lovick, Beverley	White, Elaine
Lovick, Reginald	White, William
Macedo, Annabella	Williamson, Becky
Macedo, David	Wood, Albert
Manuel, Philip	Woodcock, James

Zatylny, Ted