



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-062313-23

In the matter of: 70 SPADINA ROAD, TORONTO ON M5R 2T6

Between: AMSTAR 70 SPADINA LTD. Landlord

and

Refer to attached Schedule 2 Tenants

AMSTAR 70 SPADINA LTD. (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: The Landlord's Representative, Heather Waese, the Landlord's Agents, Arta Kadenaj, Gaurav Jagtap, Ashley Archer, Bart Bortkiewicz, and William Wang, and the Tenants, Sutharshan Vivekananthan, Arnold Silverberg, Jenna Wilson, and John Mendoza.

The Certificate of Service filed by the Landlord on March 31, 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: Units 3, 7, 11, 110, 114, 205, 206, 207, 214, 301, 306, 308, 311, 313, 315, 401, 402, 404, 405, 502, 507, 509, 512, 514, 601, 604, 609, 610, 705, 707, 712, 715, 805, 808, 809, 905, 907, 910, and 1002.

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

1. The maximum rent increase above the guideline because of capital expenditures is 5.95%. This increase is for the following capital expenditures:
 - a. Balcony Restoration; and
 - b. Door Replacement.
2. Where the Landlord's application requests an increase of 0.56% the maximum increase above the guideline for these units is 0.56% as claimed in the Landlord's application. This increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 6.24%, the maximum increase above the guideline for these units is 5.95%. This increase is to be taken as follows: 1.25% in the first year; 3.00% in the second year; and 1.70% in the third year.

4. The weighted useful life for the capital expenditures is as specified on Schedule 3.
5. The first effective date of the rent increase above the guideline is November 1, 2023.
6. There is a prior Above Guideline Rent Increase (AGI) order, file number LTB-L-007521-23 for this residential complex.
 - a. Some of the units in this current application are affected by that prior AGI order. All of the permitted rent increases in the prior AGI order have not yet been taken. As a result, there will be an overlap in the rent increases from the prior and current orders for the affected units.
 - b. For capital expenditure work done, the Landlord cannot increase the rent by more than 3% (plus the annual guideline amount) in any one year period even if there are overlapping AGI orders.
 - c. The rent increases permitted by this current order may overlap with the increases in the prior AGI order up to the maximum of 3% per year (plus the annual guideline amount). However, if the maximum 3% per year has already been taken under the prior order, some or all of the rent increases in this order will be deferred until the rent increases in the prior order have been taken.
7. The Landlord waives all retroactive rent owing from the first effective date of November 1, 2023 up to and including May 31, 2026.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by the percentage increases and within the time periods set out in Schedule 3.
2. The percentage increase set out in Schedule 3 may be taken in addition to the annual guideline in effect on the increase date for the unit.
3. 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

Christine Leitch
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 4 for information about the date and amount of the rent reduction.
4. The annual guideline for 2023, 2024 and 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

1	408	706
2	409	709
8	411	714
9	414	802
101	501	803
104	503	804
105	504	806
107	505	811
109	506	901
111	508	902
112	511	903
201	602	906
203	603	908
204	606	909
210	607	1001
211	608	1003
302	611	1004
304	612	1007
305	613	1008
309	614	1009
310	701	1010
314	702	PHA
403	703	PHC
406	704	PHD
		PHE

Schedule 2 - Tenants who are Affected by this Order:

Abdel Malak, Joseph
Alfonso, Ricardo
Alvarez, Janssen
Alvior, Rosalie
Angara, Kirtana
Arunkumar, Monica Selas
Baker, Ross
Bisaillon, Chloe
Boyden, Claire
Cadogan, Kyle
Chejerla, Arun
Cheraghi, Ali
Chiarelli, Diana
Chitnavisc, Arnav
Cho, Hye Yoon
Chvalyuk, Oleksandr
Cousineau, Richard
Davis, Mitchell Ryan
Degan, Peter
Di Luciano, Corinna
Dziadyk, Serhii
Eskandari, Payman
Fabroa, Kyle
Figueiredo, Giovanni
Fisher, Julie
Gordon, Chelsea
Guevara, Andric Martinez
Hayes, Michael Kieran
Hernandez Valencia, Jorge
Hill, Joanne P.
Ibrahim, Moussa
Lawson, Dionne
Leal, Amanda
Lewis, Brenna
Loranger, Mackenzie
MacDonald, David
Mackey, James
Maldonado Cano, Francisco Julian
Malovec, Henry
Martin, Brad
Martinez, Juan Carlos
McDonald, James
McIntyre, William
Mendoza, Eleisha
Mendoza, John
Moran, Kaelyn
Mullins, Mayes
Mullins, Noah
Mulovska, Renata

Mulovski, Sasko
Nanton, Camden
Nasser El Harake, Karim
Neves, Paul
Norris, Kenneth
Ofiana, Jonathan
Pirani, Kareem
Politis, Ereni
Potter, Gabriel
Rambajan, Don
Raybourne, Richard
Rojas Rico, Melanni
Sek, Julia
Sepe, Dino
Siddiq, Junaid
Silverberg, Arnold
Simpson, Molly
Smith, Geoffrey
Smith, Philip
Sookhoo, Geeta
Sorrentino, Noah
St. Laurent, Simon
Starosta, Michael
Stegar, Caroline
Steger, David
Stockbridge, Craig
Stockbridge, Iliene
Stone, Barbara
Sutherland, Robert
Tahir, Nawa
Tejada, Blesilda
Tejada, Maximo Jr (Jay)
Thomson, Jordan
Turner, Naomi
Van Rooy, John
Vernon, Polly
Vivekananthan, Sutharshan
Vukovic, Rajna
Vukovic, Vojislav
Wilson, David
Wilson, Jenna
Wise, Emmett
Wyonch, Jeff
Xirogiannis, Jim
Young, Gladys
Zahara, Owen
Zhou, Peng
Zielke, Emily

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is November 1, 2023**

The Landlord may increase the rent charged for the units affected by this order by the total percentages set out below and within the time periods set out below. These percentage increases may be taken in addition to the annual guideline in effect on the increase date for the unit.

For the period of:	November 1, 2023 to October 31, 2024		November 1, 2024 to October 31, 2025		November 1, 2025 to October 31, 2026			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
2, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
8, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
9, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
101, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
104, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
105, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
107, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
109, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
111, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
112, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
201, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
203, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
204, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
210, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
211, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
302, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
304, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
305, 70 Spadina Road	0.56%	0.56%	0.00%	0.00%	0.00%	0.00%	20	0.56%
309, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
310, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%

For the period of:	November 1, 2023 to October 31, 2024		November 1, 2024 to October 31, 2025		November 1, 2025 to October 31, 2026			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
314, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
403, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
406, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
408, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
409, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
411, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
414, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
501, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
503, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
504, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
505, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
506, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
508, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
511, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
602, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
603, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
606, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
607, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
608, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
611, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
612, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
613, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
614, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
701, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
702, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
703, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
704, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
706, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
709, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%

For the period of:	November 1, 2023 to October 31, 2024		November 1, 2024 to October 31, 2025		November 1, 2025 to October 31, 2026			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
714, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
802, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
803, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
804, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
806, 70 Spadina Road	0.56%	0.56%	0.00%	0.00%	0.00%	0.00%	20	0.56%
811, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
901, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
902, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
903, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
906, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
908, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
909, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
1001, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
1003, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
1004, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
1007, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
1008, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
1009, 70 Spadina Road	0.56%	0.56%	0.00%	0.00%	0.00%	0.00%	20	0.56%
1010, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
PHA, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
PHC, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
PHD, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%
PHE, 70 Spadina Road	1.25%	1.25%	3.00%	3.00%	1.70%	1.70%	16	5.95%

Schedule 4 - Rent Reduction related to Capital Expenditures

A. Date of Rent Reduction

If the Tenant's rent is increased based on capital expenditures during 2023 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 Schedule 3).

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 2023 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 Schedule 3).

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.