



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-101979-25

In the matter of: 3000-3014 Centennial Drive, Burlington, ON, L7M 1N4

Between: Galida Holdings Limited Landlord

and

Refer to attached Schedule 2 Tenants

Galida Holdings 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 28, 2026.

The following Landlord parties attended the hearing: Anna McNeice.

The following Tenant parties attended the hearing: Tracy Brouwer-Losier, Michael Camastro, Lindsay Jacobs-Scott, Teresa Lynch, Carole Willis, Deborah Shore and Hugh Cato. Jennifer Hood attended the hearing and had permission to speak on behalf of the Tenants, Arleen Fearnley, Dan Michaud, Melanie Shaw, Jennifer D' Cunha, Brandon Ellis, Karen Ottewell, Melissa Kavanaugh and Trevor Scott, who were not in attendance.

The Certificate of Service served by the Landlord on March 26, 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: 3-3010.

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

1. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.58%. This increase is to be taken in the first year.
2. The maximum rent increase above the guideline because of capital expenditures is 2.42%. This increase is for the following capital expenditures:
 - a. Install new roof shingles over flat roof and walls for building 3000; and
 - b. Install new roof shingles over flat roof and walls for building 3002; and
 - c. Install new roof shingles over flat roof and walls for building 3004; and
 - d. Install new roof shingles over flat roof and walls for building 3006; and
 - e. Install new roof shingles over flat roof and walls for building 3008; and
 - f. Install new roof shingles over flat roof for building 3010.

3. Where the Landlord's application requests an increase of 4.42%, the maximum increase above the guideline for these units is 2.42%. This increase is to be taken in the first year.
4. Where the Landlord's application requests an increase of 4.32%, the maximum increase above the guideline for these units is 2.42%. This increase is to be taken in the first year.
5. Where the Landlord's application requests an increase of 4.02%, the maximum increase above the guideline for these units is 2.42%. This increase is to be taken in the first year.
6. Where the Landlord's application requests an increase of 3.99%, the maximum increase above the guideline for these units is 2.42%. This increase is to be taken in the first year.
7. Where the Landlord's application requests an increase of 3.87%, the maximum increase above the guideline for these units is 2.42%. This increase is to be taken in the first year.
8. Where the Landlord's application requests an increase of 3.78%, the maximum increase above the guideline for these units is 2.42%. This increase is to be taken in the first year.
9. Where the Landlord's application requests an increase of 0.78%, the maximum increase above the guideline for these units is 0.66%. This increase is to be taken in the first year.
10. The weighted useful life for the capital expenditures is as specified in Schedule 3.
11. The first effective date of the rent increase above the guideline is March 1, 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 Tenant shall pay to the other any sum of money that is owed as a result of this order within 180 days of the date of this order.

June 30, 2026

Date Issued

Sonja Richter

Dispute Resolution and Hearings Officer, Landlord and Tenant Board

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. Any part of the ordered increase that is not taken within the time period specified cannot be added to subsequent rent increases in subsequent time periods.
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 2026 is 2.10% and for 2027 is 1.90%.

Schedule 1 - Units affected by this Order:

3000 Centennial Drive, Burlington, Ontario, L7M 1N4

1
2
3
4

3002 Centennial Drive, Burlington, Ontario, L7M 1N4

1
2
3
4

3004 Centennial Drive, Burlington, Ontario, L7M 1N4

1
2
3
4

3006 Centennial Drive, Burlington, Ontario, L7M 1N4

1
2
3

3008 Centennial Drive, Burlington, Ontario, L7M 1N4

1
2
3
4

3010 Centennial Drive, Burlington, Ontario, L7M 1N4

1
2
4

3012 Centennial Drive, Burlington, Ontario, L7M 1N4

1
2
3
4

3014 Centennial Drive, Burlington, Ontario, L7M 1N4

1
2
3
4

Schedule 2 - Tenants who are Affected by this Order:

Arnold, Lynn
Basilo, Mercedita
Brouwer-Losier, Tracy
Burry, Tammy
Camastro, Michael
Cato, Hugh
Clark, Robert
D'Angelo, Julia
D' Cunha, Jennifer
Doherty, Erin
Edwards, Liliane
Elaydo, John
Elaydo, Lorraine
Elkuwafi, Wegdan
Ellis, Brandon
Fearnley, Arleen
Hamilton, Breanne
Hood, Jennifer
Hutchison, Bill
Jacobs-Scott, Lindsay
Jupp, Chris
Kavanaugh, Melissa
Leduc, Jason
Lopez, Ana Maria
Lynch, Teresa
Macdonald, Linda Kathleen
Meadows, Colleen
Meadows, Matthew
Michaud, Dan
Novina, Susan
Ottewell, Karen
Reid, Aubrey
Rourke, Robert
Scott, Trevor
Shaw, Melanie
Shore, Deborah
Smith, Deborah
Snowball, Deborah
Willis, Carole
Zapata, John

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is March 1, 2026**

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:	March 1, 2026 to February 28, 2027				
	% inc for Taxes	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
Rental Unit Address					
1, 3000 Centennial Drive	0.58%	2.42%	3.00%	20	2.42%
2, 3000 Centennial Drive	0.58%	2.42%	3.00%	20	2.42%
3, 3000 Centennial Drive	0.58%	2.42%	3.00%	20	2.42%
4, 3000 Centennial Drive	0.58%	2.42%	3.00%	20	2.42%
1, 3002 Centennial Drive	0.58%	2.42%	3.00%	20	2.42%
2, 3002 Centennial Drive	0.58%	2.42%	3.00%	20	2.42%
3, 3002 Centennial Drive	0.58%	2.42%	3.00%	20	2.42%
4, 3002 Centennial Drive	0.58%	2.42%	3.00%	20	2.42%
1, 3004 Centennial Drive	0.58%	2.42%	3.00%	20	2.42%
2, 3004 Centennial Drive	0.58%	2.42%	3.00%	20	2.42%
3, 3004 Centennial Drive	0.58%	2.42%	3.00%	20	2.42%
4, 3004 Centennial Drive	0.58%	2.42%	3.00%	20	2.42%
1, 3006 Centennial Drive	0.58%	2.42%	3.00%	20	2.42%
2, 3006 Centennial Drive	0.58%	2.42%	3.00%	20	2.42%
3, 3006 Centennial Drive	0.58%	2.42%	3.00%	20	2.42%
1, 3008 Centennial Drive	0.58%	2.42%	3.00%	20	2.42%
2, 3008 Centennial Drive	0.58%	2.42%	3.00%	20	2.42%
3, 3008 Centennial Drive	0.58%	2.42%	3.00%	20	2.42%
4, 3008 Centennial Drive	0.58%	2.42%	3.00%	20	2.42%
1, 3010 Centennial Drive	0.58%	0.66%	1.24%	20	0.66%
2, 3010 Centennial Drive	0.58%	0.66%	1.24%	20	0.66%
4, 3010 Centennial Drive	0.58%	0.66%	1.24%	20	0.66%
1, 3012 Centennial Drive	0.58%	0.00%	0.58%	0	0.00%
2, 3012 Centennial Drive	0.58%	0.00%	0.58%	0	0.00%
3, 3012 Centennial Drive	0.58%	0.00%	0.58%	0	0.00%
4, 3012 Centennial Drive	0.58%	0.00%	0.58%	0	0.00%
1, 3014 Centennial Drive	0.58%	0.00%	0.58%	0	0.00%
2, 3014 Centennial Drive	0.58%	0.00%	0.58%	0	0.00%
3, 3014 Centennial Drive	0.58%	0.00%	0.58%	0	0.00%
4, 3014 Centennial Drive	0.58%	0.00%	0.58%	0	0.00%

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 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 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 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 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.