



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-024879-24

In the matter of: 2841 Richmond Road, Ottawa, Ontario, K2B 6C5

Between: 2841 Richmond Road Holdings Inc Landlord

And

Refer to attached Schedule 2 Tenants

2841 Richmond Road Holdings 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.

A Case Management Hearing took place by videoconference on December 1, 2025.

The following parties attended the hearing: Ian Warren – Landlord's Legal Representative; Stephen Assaly – Owner; Sarah Lalonde – Property Manager; and several Tenants.

The Certificate of Service filed by the Landlord on October 30, 2025 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: 106; 109; 112; 205; 208; 209; 212; 314; 412; 507; 512; 514; 607; 610; 613; 710; 805; 807; 808; 810; 814; 901; 913; 1002; 1011; 1012; 1107; 1108; 1111; 1113; 1203; 1204; 1210; 1214; 1402; 1603; 1704; 1705; 1707; 1708; 1709; and 1712.

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

1. The maximum rent increase above the guideline because of a capital expenditure is 1.87%. This increase is for the following capital expenditure:
 - a. Modernization of all 3 elevators.
2. The increase above the guideline is 1.87% as claimed in the Landlord's application. This increase is to be taken in the first year.
3. The weighted useful life for the capital expenditure is 25 years.

4. The first effective date of the rent increase above the guideline is July 1, 2024.

On consent of the parties, it is ordered that:

1. The percentage increase set out in paragraph 1 is to be taken as follows:
 - a. The Landlord may increase the rents charged by 1.87% within the time period of July 1, 2024 to June 30, 2025.
2. 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.
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 180 days of the date of this order.

January 5, 2026
Date Issued

Angela McLaughlin
Hearings 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 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 2023 is 2.50%, for 2024 is 2.50%, for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

102	313	606	904	1114	1507
103	401	608	905	1201	1508
104	402	609	906	1202	1509
105	403	611	907	1205	1510
108	404	612	908	1206	1511
110	405	614	909	1207	1512
111	406	701	910	1208	1513
113	407	702	911	1209	1514
201	408	703	912	1211	1601
202	409	704	914	1212	1602
203	410	705	1001	1213	1604
204	411	706	1003	1401	1605
206	413	707	1004	1403	1606
207	414	708	1005	1404	1607
210	501	709	1006	1405	1608
211	502	711	1007	1406	1609
213	503	712	1008	1407	1610
214	504	713	1009	1408	1611
301	505	714	1010	1409	1612
302	506	801	1013	1410	1613
303	508	802	1014	1411	1614
304	509	803	1101	1412	1701
305	510	804	1102	1413	1702
306	511	806	1103	1414	1703
307	513	809	1104	1501	1706
308	601	811	1105	1502	1710
309	602	812	1106	1503	1711
310	603	813	1109	1504	1713
311	604	902	1110	1505	1714
312	605	903	1112	1506	

Schedule 2 - Tenants who are Affected by this Order:

Acres, Maureen	Dagenais, Suzanne	Jamieson, Michelle
Arlidge, Erica	Darling, Kevin	Jamieson-Vaillancourt,
Armour, Jeannette	Darlington, Janice	Ann-Marie
Aube, Janet	Dawson, Penny	Jenkins, Tanya
Balderston, Sandra	Dawson, William	Jennings, Nancy
Baliat, Oneth	Deacon, Brenda	Joly, Danielle
Ball, Florence	Decarie, Shelley	Joly, Marlene
Ball, Irene	Dela Cruz, Norlynn	Kelly, Sharon
Ball, Robert	Desrivieres, Diane	Kilrea, Terry
Barkhouse, Margaret	Donnelley, Marilyn	Knox, Ron
Barkhouse, Sherry	Doran, Roxanne	Koepke, Fred
Barriault, Jean Claude	Dorion, Celine	Krebs, Avrum
Bascur, Gilberto	Dorion, Daniel	Krygsman, Helen
Beaudoin, Mary Ellen	Dussiaume, Joyce	Ladouceur, Cindy
Beaudoin, Pauline	Edwards, Samantha	Laflamme, Mike
Begg, John	Enright, Daniel	Lahey, Robert
Belway, Chris	Faraj, Osman	Lahey, Sharalyn
Berberian, Hermine	Faulkner, Claudette	Lang, Donald
Bertrand, Linda	Fehr, Lucile	Lang, Theresa
Bigelow, Albert	Ferguson, Steve	Langlois, Ann
Birea, Alex	Finley, William	Laprade, Larry
Black, Carolyne	Fletcher, Joan	Laughren, Carol
Boucher, Beatrice	Frazier- Blakeny, Lois	Lauzon, Sasha
Boucher, David	Gaggio, Genevieve	Laverdure, Robert
Boucher, Victoria	Gaggio, Geroge	Lavigne, Marilyn
Bourdage, Michael	Gamouras, William	Legere, Scott
Bowles, Heather Lynn	Gareau, Danielle	Leighton, Jeannine
Bowyer, Judy	Gent, Andrew	Lemay, Glenn
Brazeau, Anita	George, Lillian	Lemire, Marie-Christine
Brazeau, Serge	Gerhalter, Martina	Maat, Sandra
Briere-Gagne, Marie	Gilzean, Donna	Maciver, Ryan
Brule, Hazel	Gomes, Terry	Macwilliam, Chrysta
Brule, John	Graham, Gloria	Magee, Carson
Cairns, Cheryl	Grant, Bradley	Magee, Ruth
Calistro, Ralph	Grant, Nathan	Magnusson, Joanne
Campbell, Gail	Griffith-Jones, David	Mallette, Chris
Carley, Belinda	Hansen, Linda	Mallette, Kim
Carley, Robert	Heggart, Margaret	Mason, Lyne
Chapman, Haley	Hendry, Brenda	Mayhew, George
Chrisholm, Courtney	Hendry, Ron	Mayhew, Sylvie
Clemo, Earla	Herbert, Dave	McGinn, Mavis
Clouthier, Karen	Hollands, Norma	Mckay, Joanne
Cowper, Delores	Hutchingame, Daniel	McNaughton, Gordon
Currie, Colleen	Hutchingame, Jennifer	McSorley, Joan

McSorley, Kathy	Pigeon, Neil	Sheskay, Frank
McSorley, Kelly	Pigeon, Sean	Smalluk, William
McSorley, Paul	Pigeon, Teresa	Sullivan, Bernard
Meloche, Diane	Pigeon, Victoria	Sullivan, Linda
Milks, Amy	Poitras, Nicholas	Tempeny, Tianna
Miller, Barry	Poitras, Peter	Thiessen, Gordon
Miner, Rheal	Polasek, Darcy	Thomas, Carol
Miner, Shirley	Price, Ann	Thomas, Cheryl
Montsion, Mathieu	Proulx, Angel	Todd, Barbara
Monuk, Christine	Radbourne, Joann	Tomkinson, Melissa
Monuk, Wayne	Rafter, Teresa	Turmaine, Heather
Moreland, Donna	Reid, Peggy	Turmaine, Ray
Moreland, Thomas	Riel, Lois	Uwicyeza, Sheila
Morin, Sheila	Riel, Phil	Vaillancourt, Rick
Morris, Beatrice	Robberstad, Erik	Villeneuve, Helene
Mosley, Al	Robberstad, Kathleen	Villeneuve, Roger
Munroe, Connie	Roberts, Constance	Vittorini, Elizabeth
Munroe, Doug	Roberts, Richard	Waddell, Karen
Munroe, Shirley	Rotondo, Louise	Wainwright, Robert
Murphy, Anges	Ruddy, Shelly	Warren, Hazel
Murray, Bernice	Russell, Cynthia	Watson, Charlene
Murray, Joan	Saikaly, Catherine	Watson, Lyn
Nguyen, Luu	Saikaly, Salem	Weir, Joanna
Offord, Stirling	Samy, Mohammad Naizhir	Weyman, David
Paquette, Jeanette	Abdul	Weyman, Michelle
Parisien, Roz	Samy, Mohammad	White, Roger
Parker, Terrance	Nazeem Abdul	Whiteduck, Douglas
Parr, Sharon	Saucier, David	Whitehead, Joan
Parr-Richards, Jeffrey	Saunders, Connie	Whyte, Darcy
Parsons, Dylan	Scott, Colleen	Wiebe, Janice
Pastien, Paul	Sculthorpe, Shanda	Wiebe, Len
Paul, Louise	Sculthorpe, Tim	Wilkinson, Stewart
Paul, Victoria	Seguin, Gerald	Wymard, Diana
Peker, Hurisel	Shannon, Catherine	Wymard, Robert

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 the period 2024 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 this 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 the period 2024 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 this 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.