



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-069632-23

In the matter of: 84 Runnymede Road, Kingston, Ontario, K7M 2A2

Between: GF 84 Runnymede Road Ltd. Landlord

And

Refer to attached Schedule 2 Tenants

GF 84 Runnymede Road 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 December 2, 2025.

The following parties attended the hearing for the Landlord: the Landlord's legal representative, Paul Cappa and the Landlord's agents, Gaurav Jagtap, Shajimon John, William Wang, Ina Gjomema, Charu Raheja, Vesna Anastasov, Bart Bortkiewicz, Ashley Archer and Greg Wills.

The following Tenants attended the hearing: Jennifer Cronk, Thomas Murphy, Patricia Byrne, Myrna Chitty and Tenant's agent Andrew Chitty for units 1107 and 407, Tenant's agent Gina Marin and Narjis Phillips for unit 306.

The Certificate of Service served by the Landlord on October 29, 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: 202, 205, 301, 305, 401, 402, 501, 503, 510, 707, 802, 808, 1001, 1003, 1208 and PH02.

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

1. The maximum rent increase above the guideline because of capital expenditures is 3.00%. This increase is for the following capital expenditures:
 - a. Parking garage restoration; and
 - b. Boiler system automation.

2. Where the Landlord's application requests an increase of 5.84%, the maximum increase above the guideline for these units is 3.00%. This increase is to be taken in the first year.
3. The increase above the guideline of 0.26%, is as claimed in the Landlord's application. This increase is to be taken in the first year.
4. The Landlord agrees to waive any retroactive rent owing as a result of the above guideline application, up to the date of the order.
5. The weighted useful life for the capital expenditures is as specified on Schedule 3.
6. The first effective date of the rent increase above the guideline is December 1, 2023.

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. Any retroactive rent owing as a result of the above guideline application will be waived by the Landlord up to the date of the order.
3. The Landlord shall pay to the Tenants any sum of money that is owed as a result of this order within 90 days of the date of this order.

January 6, 2026
Date Issued

Sonja Hudson
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 4 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:

84 Runnymede Road, Kingston, Ontario, K7M 2A2

101	604	909
102	605	910
103	606	1002
104	607	1004
200	608	1005
201	609	1006
203	610	1007
204	701	1008
302	702	1009
303	703	1010
304	705	1101
306	706	1102
307	708	1103
308	709	1104
403	710	1105
404	801	1106
405	803	1107
406	805	1108
407	806	1109
408	807	1110
409	809	1201
410	810	1202
504	901	1203
505	902	1204
506	903	1206
507	904	1207
508	905	1210
509	906	PH01
601	907	
603	908	

Schedule 2 - Tenants who are Affected by this Order:

Babcock, Jason
Babcock, Judith
Babcock Bk (Super), Mike
Bauder, Adam
Beauregard, Richard
Boecker, Catharina
Boecker, Hannelore
Bradden, Cheryl
Brown, John
Byrne, Patricia
Cadue, Janet
Campbell, Janet
Channon, Charles
Charlton, Patricia
Chitty, Myrna
Clubine, Timothy
Cook, Sharon
Cooper, Kayla
Cronk, Cole
Cronk, Jennifer
David, Henry
Doyle, Michelle
Driscoll, Nolan
Eddy, Sandra
Elizabeth Mccaugherty, Joyce
Froggatt, Jennifer
Garland, Catharine
Gerrond, Gail
Gignac, Peter
Graham, Kenneth
Graham, Melissa
Green, Alyssa
Harden, Laurie
Hardie, Rebecca
Harper, Verna
Hart, Sandra
Hartsell, Heather
Henderson, Anne
Hinch, Isaac
Kalum Baillargeon, Raymond
Karvanis, Dawn
Kaur, Arshdeep
Kelly, Gerald
Lapointe, Isabelle

Laporte, Evette
Lariviere, Ann
Larocque, Elizabeth
Larose, Amanda
Lee, Bryson
Lee, Christine
Lindsay, Brietta
Lyons, Matthew
Macdonald, Danielle
Macdonald, Mackenzie
Marin, Margo
Mccarthy, Gene
Mcisaac, Debbie
Mclean, Joanne
Medeiros, Lori
Merkley, Patricia
Monteith, Allen
Moore, Geoffrey
Moreau, Zandra
Murphy, Carla
Murphy, Robert
Napier, Kim
Patel, Javal
Reddy, Teresa
Reid, Kimberley
Reid, Michael
Revelle, Allen
Richardson, Pauline
Rioux, Marc-Olivier
Roettger, Stacey
Rombough, Sylvia
Rybka, Anne
Rydzynski, Matthew
Rydzynski, Natasha
Samson, Rowena
Spyk, Sydney
St. Jean, Monique
Swain, Lisa
Thompson, Mike
Tosh, Ron
Toupin, Bonnie
Ulian, Scott
Veenendaal, Johanna
W. Clarkson, Peter

Wafer, Michelle
Wagar, Nyle
Wakeling, Alexander (Taylor)
Wakeling, Jessica
Webber, Donna
Wemp, Jamilyn
White, Shawn

Wilson, Beverly
Wilson, Robert
Woodman, Bernard
Wyatt, Adam
Yates, Beverly
Yates, Jeffrey

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is December 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.

Rental Unit Address Name	Period of December 1, 2023 to November 30, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
101, 84 Runnymede Road	3.00%	3.00%	14	3.00%
102, 84 Runnymede Road	3.00%	3.00%	14	3.00%
103, 84 Runnymede Road	3.00%	3.00%	14	3.00%
104, 84 Runnymede Road	3.00%	3.00%	14	3.00%
200, 84 Runnymede Road	3.00%	3.00%	14	3.00%
201, 84 Runnymede Road	3.00%	3.00%	14	3.00%
203, 84 Runnymede Road	3.00%	3.00%	14	3.00%
204, 84 Runnymede Road	3.00%	3.00%	14	3.00%
302, 84 Runnymede Road	3.00%	3.00%	14	3.00%
303, 84 Runnymede Road	3.00%	3.00%	14	3.00%
304, 84 Runnymede Road	3.00%	3.00%	14	3.00%
306, 84 Runnymede Road	3.00%	3.00%	14	3.00%
307, 84 Runnymede Road	3.00%	3.00%	14	3.00%
308, 84 Runnymede Road	3.00%	3.00%	14	3.00%
403, 84 Runnymede Road	3.00%	3.00%	14	3.00%
404, 84 Runnymede Road	3.00%	3.00%	14	3.00%
405, 84 Runnymede Road	3.00%	3.00%	14	3.00%
406, 84 Runnymede Road	3.00%	3.00%	14	3.00%
407, 84 Runnymede Road	3.00%	3.00%	14	3.00%
408, 84 Runnymede Road	3.00%	3.00%	14	3.00%
409, 84 Runnymede Road	0.26%	0.26%	15	0.26%
410, 84 Runnymede Road	3.00%	3.00%	14	3.00%
504, 84 Runnymede Road	3.00%	3.00%	14	3.00%
505, 84 Runnymede Road	3.00%	3.00%	14	3.00%
506, 84 Runnymede Road	3.00%	3.00%	14	3.00%
507, 84 Runnymede Road	3.00%	3.00%	14	3.00%
508, 84 Runnymede Road	3.00%	3.00%	14	3.00%
509, 84 Runnymede Road	3.00%	3.00%	14	3.00%

Rental Unit Address Name	Period of December 1, 2023 to November 30, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
601, 84 Runnymede Road	3.00%	3.00%	14	3.00%
603, 84 Runnymede Road	3.00%	3.00%	14	3.00%
604, 84 Runnymede Road	3.00%	3.00%	14	3.00%
605, 84 Runnymede Road	3.00%	3.00%	14	3.00%
606, 84 Runnymede Road	3.00%	3.00%	14	3.00%
607, 84 Runnymede Road	3.00%	3.00%	14	3.00%
608, 84 Runnymede Road	3.00%	3.00%	14	3.00%
609, 84 Runnymede Road	3.00%	3.00%	14	3.00%
610, 84 Runnymede Road	3.00%	3.00%	14	3.00%
701, 84 Runnymede Road	3.00%	3.00%	14	3.00%
702, 84 Runnymede Road	3.00%	3.00%	14	3.00%
703, 84 Runnymede Road	3.00%	3.00%	14	3.00%
705, 84 Runnymede Road	3.00%	3.00%	14	3.00%
706, 84 Runnymede Road	3.00%	3.00%	14	3.00%
708, 84 Runnymede Road	3.00%	3.00%	14	3.00%
709, 84 Runnymede Road	3.00%	3.00%	14	3.00%
710, 84 Runnymede Road	3.00%	3.00%	14	3.00%
801, 84 Runnymede Road	3.00%	3.00%	14	3.00%
803, 84 Runnymede Road	3.00%	3.00%	14	3.00%
805, 84 Runnymede Road	3.00%	3.00%	14	3.00%
806, 84 Runnymede Road	3.00%	3.00%	14	3.00%
807, 84 Runnymede Road	3.00%	3.00%	14	3.00%
809, 84 Runnymede Road	3.00%	3.00%	14	3.00%
810, 84 Runnymede Road	3.00%	3.00%	14	3.00%
901, 84 Runnymede Road	3.00%	3.00%	14	3.00%
902, 84 Runnymede Road	3.00%	3.00%	14	3.00%
903, 84 Runnymede Road	3.00%	3.00%	14	3.00%
904, 84 Runnymede Road	3.00%	3.00%	14	3.00%
905, 84 Runnymede Road	3.00%	3.00%	14	3.00%
906, 84 Runnymede Road	3.00%	3.00%	14	3.00%
907, 84 Runnymede Road	3.00%	3.00%	14	3.00%
908, 84 Runnymede Road	3.00%	3.00%	14	3.00%
909, 84 Runnymede Road	3.00%	3.00%	14	3.00%
910, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1002, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1004, 84 Runnymede Road	3.00%	3.00%	14	3.00%

Rental Unit Address Name	Period of December 1, 2023 to November 30, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1005, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1006, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1007, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1008, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1009, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1010, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1101, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1102, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1103, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1104, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1105, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1106, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1107, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1108, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1109, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1110, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1201, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1202, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1203, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1204, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1206, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1207, 84 Runnymede Road	3.00%	3.00%	14	3.00%
1210, 84 Runnymede Road	3.00%	3.00%	14	3.00%
PH01, 84 Runnymede Road	3.00%	3.00%	14	3.00%

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 the period 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 the period 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.