



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-062865-23

In the matter of: Shady Pines Mobile Home Park

Between: 2483681 Ontario Inc.

Landlord

and

Refer to attached Schedule 2

Tenants

2483681 Ontario 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 November 24, 2025. The following parties attended the hearing on behalf of the Landlord: The Landlord's Legal Representative, Paul Cappa, accompanied by the Landlords, Louise Kent and Russ McLeod, as well as the Landlords' support person, Amanda McKay.

The following Tenants (or parties on behalf of the Tenants) attended the hearing: George Dowker, Paul Godreau, Carol-Lynn Godreau, Linda Belanger, John Macdonald, and Janine Toth.

The Certificate of Service filed by the Landlord on October 31, 2025, indicates that some rental units listed in the application were not served with the application and Notice of Hearing. The Board shall 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: 13 Bear Lane, 508 Bear Lane, 4 Hunters Run Lane, 20 Hunters Run Lane, and 12 Jessica Lane.

The Certificate of Service filed by the Landlord on October 31, 2025, indicates that one of the Tenants of Unit 513 Apple Lane listed in the application was not served with the application and notice of hearing. The Board shall therefore amend the application by removing this Tenant as a party. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to Tenant Lynn MacDonald (513 Apple Lane).

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

1. The maximum rent increase above the guideline because of capital expenditures is **4.13%**. This increase is for a single capital expenditure, Well System Upgrades.

2. The Landlord has applied for a 4.20% rent increase; however, the maximum increase above the guideline for these units is 4.13%. This increase is to be taken as follows: 3.00% in the first year, and 1.13% in the second year.
3. The weighted useful life for the capital expenditures is 20 years.
4. The first effective date of the rent increase above the guideline is November 1, 2023.
5. The Landlord agrees not to file an Above Guideline Increase application in relation to the water line repairs completed in 2024. The Landlord will absorb the cost of those repairs, estimated at approximately \$51,000.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 4.13% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken as follows:
 - a. The Landlord may increase the rents charged by 3.00% within the time period of November 1, 2023 to October 31, 2024; and
 - b. The Landlord may increase the rents charged by 1.13% within the time period of November 1, 2024 to October 31, 2025.
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.

January 6, 2026

Date Issued

Felicia Puscalau

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. 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 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%, and for 2025 is 2.50%.

Schedule 1 - Units affected by this Order:

Apple Lane, Chalk River, Ontario, K0J 1J0

503 504 507 508 513 514 517 518

Bear Lane, Chalk River, Ontario, K0J 1J0

15 513 518

Candy Lane, Chalk River, Ontario, K0J 1J0

5 9 15

Hunters Run Lane, Chalk River, Ontario, K0J 1J0

5 10 11 13 16 19 23 27 30

Jessica Lane, Chalk River, Ontario, K0J 1J0

4 8 11 15

Nature Lane, Chalk River, Ontario, K0J 1J0

3 6 7 10 13 16 17

Shady Pine Lane, Chalk River, Ontario, K0J 1J0

25 26 29

Schedule 2 - Tenants who are Affected by this Order:

Andrews, Karen
Belanger, Linda
Booth, Leigh-Anne
Boucher, Adam
Bowers, Daniel
Chartrand, Corrine
Chartrand, Jim
Cloutier, Dan
Cox, Lawrence
Donnelly, John
Dowker, George
Duarte, Elmer
Freeland, Allen
Gagne, Denis
Godreau, Carol-Lynn
Godreau, Paul
Gravelle, Jesse
Gronberg, Andy
Kirkby, Elaine
Kruger, David
Lachance, Brenda
Lachance, Marc
Ladouceur, Charles
Latta, Tony
MacDonald, John
Macdonald, John
Marshall, Carol
Minigan, Emma
Newbury, Dale
Nicholson, Gail
Paquette, Yvonne
Pearce, Bob
Priest, Brenda
Ray, Robert
Reimer, Sharon
Sevier, Ben
Smith, Jordan
Strong, Pauline
Toth, Janine
Tyler, Rick
Vardy, Dave

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 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 the 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 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 the 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.