



**Order under Section 126
Residential Tenancies Act, 2006**

File Number: LTB-L-080180-23

In the matter of: 483 Linwell Road,
St. Catherines, Ontario, L2M 2P6

Between: Panoramic Properties Inc. **Landlord**

and

Refer to attached Schedule 2 **Tenants**

Panoramic Properties 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 (CMH) by video conferencing was held for this application on October 16, 2025, at 1:00pm. The following parties attended the CMH: Landlord Legal Representative, Jennifer Ricci. Solicitor, Lauren Mogridge, Administrative Assistant. There were also eleven Tenants in attendance.

The Certificate of Service filed by the Landlord on September 29, 2025, indicates that some rental units listed in the application were not served with the application and notice of hearing. The LTB 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: 101, 203, 207, 301, 304, 401 and 504.

At the Case Management Hearing, the parties agreed to the following claim for capital expenditures:

1. The maximum rent increase above the guideline because of capital expenditures is **7.00%**. This negotiated increase includes adjustments based on the following capital expenditures:
 - a. Renovation Common Areas;
 - b. Balconies;
 - c. Railings and Privacy Screens; and
 - d. Roof.

2. The Landlord withdrew the claim for Renovation Common areas capital expenditure item.
3. Where the Landlord requested an increase of 7.54%, the maximum increase above the guideline for these units is **7.00%**. This increase will be taken as follows: 3.00% in year 1 and 3.00% in year 2 and the remaining 1.00% in year 3.
4. Where the Landlord requested an increase of 3.30%, the maximum increase above the guideline for these units will be 3.00% in year 1 and 0.30% in year 2.
5. The first effective date of the rent increase above the guideline on this application is **January 1, 2024**.
6. The parties have agreed the Landlord will waive the rent arrears for the period of January 1, 2024, up to and including December 31, 2024, due because of this order.
7. The weighted useful life for the capital expenditures is as specified on Schedule 3.

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 not be required to pay to the other any sum of money that is owed as a result of this order for the twelve-month period of January 1, 2024, up to and including December 31, 2024.

January 6, 2026
Date Issued

**C. M. Landon, Hearing 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 4 for information about the date and amount of the rent reduction.
4. The annual guideline for 2024 is 2.5%, for 2025 is 2.5% and for 2026 is 2.1%.

Schedule 1 - Units affected by this Order:

0102
0103
0104
0201
0202
0204
0206
0302
0303
0305
0306
0307
0402
0403
0404
0405
0406
0407
0501
0502
0503
0505
0507

Schedule 2 - Tenants who are Affected by this Order:

Cousineau, Angela
Dawari Horsfall, Obama
De Verteuil, Janet
Dowds, Carolyn
Dowds, Taylor
Fontes-Pereirs, Petronilia
Getty, Maureen
Hutchings, Pamela
Jadwiszczak, Mary Rose
Kish, Karl
Kumar, Ajay
Levere, Mary Ellen
Miller, Alexander
Niven, Richard
Park, Sungwoo
Pinney, Gilbert
Popovich, Lisa
Raphael, Abdullah
Ruhara, Evelyne
Theobald, Margaret
Villeseche, Heather
Woodland, Bradley
Workman, Lorraine

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is January 1, 2024**

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 January 1, 2024 to December 31, 2024			January 1, 2025 to December 31, 2025		January 1, 2026 to December 31, 2026			
Rental Unit Address Name	% 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
0102, 483 Linwell Road	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
0103, 483 Linwell Road	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
0104, 483 Linwell Road	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
0201, 483 Linwell Road	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
0202, 483 Linwell Road	3.00%	3.00%	0.30%	0.30%	0.00%	0.00%	18	3.30%
0204, 483 Linwell Road	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
0206, 483 Linwell Road	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
0302, 483 Linwell Road	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
0303, 483 Linwell Road	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
0305, 483 Linwell Road	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
0306, 483 Linwell Road	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
0307, 483 Linwell Road	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
0402, 483 Linwell Road	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
0403, 483 Linwell Road	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
0404, 483 Linwell Road	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%

For the period January 1, 2024 to December 31, 2024			January 1, 2025 to December 31, 2025		January 1, 2026 to December 31, 2026			
Rental Unit Address Name	% 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
0405, 483 Linwell Road	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
0406, 483 Linwell Road	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
0407, 483 Linwell Road	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
0501, 483 Linwell Road	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
0502, 483 Linwell Road	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
0503, 483 Linwell Road	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
0505, 483 Linwell Road	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%
0507, 483 Linwell Road	3.00%	3.00%	3.00%	3.00%	1.00%	1.00%	14	7.00%

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 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 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 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 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.