



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

File Number: LTB-L-017690-24

In the matter of: 2087 Meadowbrook Road, Burlington, Ontario, L7P2A5
2089 Meadowbrook Road, Burlington, Ontario, L7P2A5
2091 Meadowbrook Road, Burlington, Ontario, L7P2A5
2093 Meadowbrook Road, Burlington, Ontario, L7P2A5
2095 Meadowbrook Road, Burlington, Ontario, L7P2A5
2097 Meadowbrook Road, Burlington, Ontario, L7P2A5

Between: DH Westview Properties Limited Landlord

And

Refer to attached Schedule 2 Tenants

DH Westview Properties 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 November 26, 2025

The following parties attended the hearing: The Landlord's Agent, Anna McNeice and the following Tenants: Dania Donaldson, Gisele Giroux, Samantha Browning and Leyla Morales.

The Certificate of Service filed by the Landlord on October 27, 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: 4- 2087 Meadowbrook Road, 8- 2087 Meadowbrook Road, 7- 2097 Meadowbrook Road and the Tenant, Jacqueline Mitchell from 8-2095 Meadowbrook Road.

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 0.59%. This increase is to be taken in the first year.

2. The maximum rent increase above the guideline because of capital expenditures is 0.60%. This increase is for the following capital expenditures:
 - a. removed existing fuse inserts and replaced with breaker inserts;
 - b. removed existing entrance steps and installed disability/mobility impaired accessible ramps at one or more entrances to each building
3. Where the Landlord's application requests an increase of 0.90% the maximum increase above the guideline for these units is 0.60%. This increase is to be taken in the first year.
4. the Landlord's application requests an increase of 0.30% the maximum increase above the guideline for these units is 0.30%. This increase is to be taken in the first year.
5. The weighted useful life for the capital expenditures is set out in schedule 3.
6. The first effective date of the rent increase above the guideline is June 1, 2024.

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 Tenants shall pay to the other any sum of money that is owed as a result of this order within 365 days of the date of this order.

January 6, 2026
Date Issued

Sarah Visnovec
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:

2087 Meadowbrook Road, Burlington, Ontario, L7P2A5

1	6
2	7
3	9
5	10

2089 Meadowbrook Road, Burlington, Ontario, L7P2A5

1	8
3	9
4	10
6	11
7	12

2091 Meadowbrook Road, Burlington, Ontario, L7P2A5

1	7
2	8
3	9
4	11
5	12
6	

2093 Meadowbrook Road, Burlington, Ontario, L7P2A5

1	8
2	9
5	10
6	11
7	12

2095 Meadowbrook Road, Burlington, Ontario, L7P2A5

1	6
2	8
3	9
4	10
5	12

2097 Meadowbrook Road, Burlington, Ontario, L7P2A5

1	6
2	8
4	9
5	10

Schedule 2 - Tenants who are Affected by this Order:

Abdelfatah, Mohamed	Krisfolusi, Doris
Adedeji, Adebayo	Krisfolusi, Emil
Almeida, Carlos	Lafontaine, Andrea
Atkinson, Kara	Leeming, Christine
Atkinson, Perry	Lesperance, Ronny
Bateman, Joanne	Macphail, Desmond
Beatty, Patrick	Macphail, Tyler
Beatty-Chire, Bethany	Mader, Kara
Beeso-Robichaud, Tracy	McKee, Jennifer
Belanger, Joanne	McMullen, Steven
Bogateva, Krasimir	McPherson, Tenyka
Bogateva, Kristina	Menard, Jesse
Boucher, Kevin	Mitcher, Murray
Brice, Erin	Molano, Fernando
Browning, Samantha	Morales, Leyla
Byrne, Michele	Nelson, Kathryn
Capstick, Alan	Nickles, Daniel
Cutz, Jean-Claude	Orr, Heiki
Darkwah, Margaret	Orr, Wade
Donaldson, Dania	Osorio Perez, Andres
Durmus, Bilint	Pallo, Cameron
Elmo, Mai	Patrick, Mary Frances
Fagundes, Dallas	Perera, Leoni
Gamba, Ngoni	Perera, Natasha
Gamba, Victoria	Quesnel, Timothy
Gerry, Meagan	Riley, Katherine
Gerry, Susan	Rowe, Danique
Gilliss, Michael	Rydeard, Christopher
Giroux, Gisele	Rydeard, Nicholas
Gomatos, Tessa	Seitz, Joseph
Gonzalez Maury, Loraine	Shand, Daniel
Greenwood, Kerry Ann	Silva, Susana
Griffin, Christine	Silva Zavaleta, Gabriela
Griffin, Richard	Smith, Robert
Gustafson, Karen	Speers, Richard
Gustafson, Nicholas	Svendsen, Nina
Hawes, Justin	Syjes, Aliyah
Hawes, Katherine Jean	Taylor, Alison
Henderson, Diane	Taylor, Miguel
Hickey, Steven	Terry, Rachelle
Johnson, Paulina	Vieira, Diane
Kehinde, Titilope	Wright, Ken
Khumalo, Tinotenda Patricia	

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

Rental Unit Address Name	Period of June 1, 2024 to May 31, 2025				
	% inc for Taxes	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1, 2087 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
1, 2089 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
1, 2091 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
1, 2093 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
1, 2095 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
1, 2097 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
2, 2087 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
2, 2091 Meadowbrook Road	0.59%	0.30%	0.89%	14	0.30%
2, 2093 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
2, 2095 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
2, 2097 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
3, 2087 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
3, 2089 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
3, 2091 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
3, 2095 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
4, 2089 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
4, 2091 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
4, 2095 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
4, 2097 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
5, 2087 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
5, 2091 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
5, 2093 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
5, 2095 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
5, 2097 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
6, 2087 Meadowbrook Road	0.59%	0.30%	0.89%	14	0.30%
6, 2089 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
6, 2091 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
6, 2093 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%

Rental Unit Address Name	Period of June 1, 2024 to May 31, 2025			Weighted Useful Life	Total % for Cap Exp
	% inc for Taxes	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)		
6, 2095 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
6, 2097 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
7, 2087 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
7, 2089 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
7, 2091 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
7, 2093 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
8, 2089 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
8, 2091 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
8, 2093 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
8, 2095 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
8, 2097 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
9, 2087 Meadowbrook Road	0.59%	0.30%	0.89%	14	0.30%
9, 2089 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
9, 2091 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
9, 2093 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
9, 2095 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
9, 2097 Meadowbrook Road	0.59%	0.30%	0.89%	14	0.30%
10, 2087 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
10, 2089 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
10, 2093 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
10, 2095 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
10, 2097 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
11, 2089 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
11, 2091 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
11, 2093 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
12, 2089 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
12, 2091 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
12, 2093 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%
12, 2095 Meadowbrook Road	0.59%	0.60%	1.19%	14	0.60%

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.