



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-064717-24

In the matter of: 84 Oakville Avenue, London, Ontario, N5V 2S5

Between: Amiraco Properties Inc. Landlord

and

Refer to attached Schedule 2 Tenants

Amiraco 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 took place by videoconference on November 19, 2025

The following parties attended the hearing:

The Tenants from the following rental units: Johnathon Henderson (unit 203) who agreed to be spokesperson for all the Tenants present at the hearing and several other Tenants also attended.

The Landlord's Legal Representative, Milan Seres.

The Certificate of Service filed by the Landlord on October 23, 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: 103, 110, 114, 117, 204, 205, 211, 216, 217, 303, 306, 311, and 315.

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

1. The maximum rent increase above the guideline because of capital expenditures is 0.18%. This increase is for the following capital expenditures:
 - a. Boiler Tank Replacement and Bolder Repair;
 - b. Weeping Tile and Drainage Install; and
 - c. Replacement of Concrete Slab By Fire Exit Door.
2. Where the Landlord's application requested an increase of 0.22%, the maximum increase above the guideline for these units is 0.18%. This increase is to be

taken in the first year.

3. Where the Landlord's application requested an increase of 0.07%, the maximum increase above the guideline for these units is 0.05%. This increase is to be taken in the first year.
4. Where the Landlord requested an increase of 0.00%, the maximum increase above the guideline will remain at 0.00%.
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 August 01, 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 90 days of the date of this order.

January 7, 2026
Date Issued

Nick Vescio

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. 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 2.50%.

Schedule 1 - Units affected by this Order:

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Schedule 2 - Tenants who are Affected by this Order:

Abdullayeva, Hasan
Amos, Adam
Arsenault, Carol
Arsenault, Ivan
Bailey, Caleb
Bauer, Steven
Bayer, AJ
Bayer, John
Bennett-Cote, Kyle
Bradshaw, Wanda
Bray, Lacey
Brennan, Maree Jo
Briglio, Dawne
Brooks, James
Charkie, Ibrahim
Curtis, Lucky James
Dalayap, Marco Paulao
Dalayap Dumalag, Yanlee
Davidson, Brad
Dekeyzer, Jason
Doctor, Wanda
Ereaut, Madison
Fidom, Samantha
Fischer, Jason
Fonda, Matthew
Gray, Shawna

Henderson, Johnathon
Horwarth, Carter
Huayta, Kris
Lavigne, Reece Johnathon
Lee, Steven
Louws Eade, Emily
Mac Farlane, Robert
MacKenna Bauer, Myracle
Mallory, Samantha
Martell, Diane
Noonan, Michael
Racicot, Johnathon
Ramirez, Nelson
Ranger, Katherine
Rowe, Jennifer-Ann
Scott, Tressa
Sevigny, James
South, Jesse
St. Gelais, Rene
Sturgeon, Amanda
Tapp, Lisa
Turner, Paige
Vickerage, Kerry
Wilkin, Terry
Zou, Yuanzhi

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is August 01, 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 August 01, 2024 to July 31, 2025				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
101, 84 Oakville Avenue	0.00%	0.00%	0	0.00%
104, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
105, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
107, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
108, 84 Oakville Avenue	0.00%	0.00%	0	0.00%
109, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
111, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
112, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
115, 84 Oakville Avenue	0.00%	0.00%	0	0.00%
116, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
118, 84 Oakville Avenue	0.05%	0.05%	15	0.05%
119, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
200, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
201, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
202, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
203, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
206, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
207, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
208, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
210, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
212, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
214, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
215, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
218, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
219, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
300, 84 Oakville Avenue	0.05%	0.05%	15	0.05%
301, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
302, 84 Oakville Avenue	0.18%	0.18%	17	0.18%

For the period August 01, 2024 to July 31, 2025				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
304, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
307, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
308, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
309, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
310, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
312, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
314, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
316, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
317, 84 Oakville Avenue	0.18%	0.18%	17	0.18%
318, 84 Oakville Avenue	0.05%	0.05%	15	0.05%
319, 84 Oakville Avenue	0.18%	0.18%	17	0.18%

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.