



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-079274-23

In the matter of: 1130 Meadowlands Drive, Nepean, Ontario, K2E 6J1

Between: Minto Multi-Res Inc 1, LP Landlord

And

Refer to attached Schedule 2 Tenants

Minto Multi-Res Inc 1, LP (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 was held by videoconference on November 20, 2025.

The following parties attended the hearing: the Landlord's Legal Representative, David Lyman; the Landlord's property manager, Chris Adams; and the Tenants from Units 0227 and 0326.

The Certificate of Service filed by the Landlord on October 14, 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: 0128, 0130, 0135, 0235, 0236, 0321, 0329, 0430, 0431, and 0436.

The Certificate of Service filed by the Landlord on October 14, 2025, indicates that some Tenants listed in the application were not served with the application and notice of hearing. The Board shall therefore amend the application by removing these Tenants as parties. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to the following Tenants: Eva Katalina Cordonero (Unit 0126); Zahra Saad (0129); Getu Yegletu, Eyasu Asefa, Emmanuel Asefa and Nathan Getu Asefa (0223); Shah Neel, Sinha Rahul and Suthar Ashish (0224); Rodney Alcock (0225); Kehinde Oyelola (0227); Thomas Thompson (0230); Kayzie Barleben (0233); Colton Male (0322); Yara Rasy, Rihema Rasy and Sagger Rasy (0326); Khairieh Ahmad Alchikh, Alaa Wael Kassab and Ghazal Wael Ahmad (0327); Sabrina Bakhta, Amir Al-Karaawi and Athir Al-Karaawi (0328); Rashmi Vijayvargia, Aahana Vijayvargia and Swastik Vijayvargia (0421); Vasiliyas Yohannes (0424); Achla Khanna, Shivam

Khanna and Satish Behl (0425); Glen Mather and Michael Mitchell (0427); Sean Potter (0433); and Laiba Rashid (0435).

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

1. The maximum rent increase above the guideline because of capital expenditures is **5.18%**. This increase is for the following capital expenditures:
 - a) Expansion Joint Repair;
 - b) Heating Boilers Replacement;
 - c) DHW Boiler Replacement;
 - d) Front Canopy;
 - e) Corridor Renovations;
 - f) New Intercoms;
 - g) Laundry Room Renovations; and
 - h) Asphalt Repairs.
2. Where the Landlord's application requests an increase of 5.23% the maximum increase above the guideline for these units is 5.18%. The first 3.00% increase is to be taken in the first year, and 2.18% to be taken in the second year.
3. Where the Landlord's application requests an increase of 5.01% the maximum increase above the guideline for these units is 4.96%. The first 3.00% increase is to be taken in the first year, and 1.96% to be taken in the second year.
4. Where the Landlord's application requests an increase of 4.76% the maximum increase above the guideline for these units is 4.71%. The first 3.00% increase is to be taken in the first year, and 1.71% to be taken in the second year.
5. Where the Landlord's application requests an increase of 0.78% the maximum increase above the guideline for these units is 0.77%. The increase is to be taken in the first year.
6. Where the Landlord's application requests an increase of 0.65% the maximum increase above the guideline for these units is 0.64%. The increase is to be taken in the first year.
7. The weighted useful life for the capital expenditures is as specified on Schedule 3.
8. The first effective date of the rent increase above the guideline is January 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 60 days of the date of this order.

January 8, 2026

Date Issued

Maryam Cooper

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%, and for 2025 is 2.50%.

Schedule 1 - Units affected by this Order:

0123	0323
0124	0325
0126	0326
0127	0327
0129	0328
0131	0330
0132	0331
0133	0332
0134	0333
0136	0334
0221	0335
0222	0336
0223	0421
0224	0422
0225	0423
0226	0424
0227	0425
0228	0426
0229	0427
0230	0428
0232	0432
0233	0433
0234	0434
0322	0435

Schedule 2 - Tenants who are Affected by this Order:

Abdulkadir, Asmaa
Ahmad Kassab, Wael
Alashi, Khalil
Ali, Muhammad
Al-Karaawi, Salim
Armstrong, Olivia
Ashokbhai Suhagiya, Saumil
Avery, Noah
Baar, Mitchell
Bastien, Carson
Bekele, Kibkab
Belenchia, Francesca
Belenchia, Sonia
Belhaddad, Youssef
Benfodda, Asmaa
Benhachem, Yassine
Bourdeau, Alain
Bowen, Anne
Chagnon, Alexandria
Chapman, Steven
Coupal, Chelsea
Culbert, Sarah
Doherty, Ashley
Downey, Mark
El-Aboudi, Anas
Ethier, Stephen
Gordon, Lori
Hamilton, Emma
Hennessey, Jessica

Hussein, Ibtihal
Johnson, Charles
Johnson, Olena
Jordan, Justin
Khanna, Arun
Khoury, Michael
Masur, Deanna
McDonald, Kurt
McKerrow, Madeline
Meloche, Marie-France
Mengistu, Henok
Mohrram, Majidah
Morin, Marilyn
Muedi, Jean
Obaloluwa Alao, Simeon
Ojebiyi, Ayodeji
Ozgocer, Mehmet Bugra
Ozgocer, Songul Kose
Phillippe, Monique
Ramotar, Zayne
Rashid, Humayoon
Rodriguez, Martin
Rugabirwa, Maria
Saad, Basma
Sioui, Monica
Tekleab, Saba
Vijayvargia, Pavan
Wade, Andrew

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 from January 1, 2024 to December 31, 2024		For the Period from January 1, 2025 to December 31, 2025			
Rental Unit Address	% 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
0123, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0124, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0126, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0127, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0129, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0131, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0132, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0133, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0134, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0136, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0221, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0222, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0223, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0224, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0225, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0226, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0227, 1130 Meadowlands Dr	3.00%	3.00%	1.96%	1.96%	13	4.96%
0228, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%

	For the Period from January 1, 2024 to December 31, 2024		For the Period from January 1, 2025 to December 31, 2025			
Rental Unit Address	% 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
0229, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0230, 1130 Meadowlands Dr	3.00%	3.00%	1.96%	1.96%	13	4.96%
0232, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0233, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0234, 1130 Meadowlands Dr	0.64%	0.64%	0.00%	0.00%	15	0.64%
0322, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0323, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0325, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0326, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0327, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0328, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0330, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0331, 1130 Meadowlands Dr	0.64%	0.64%	0.00%	0.00%	15	0.64%
0332, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0333, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0334, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0335, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0336, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0421, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0422, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0423, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0424, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0425, 1130 Meadowlands Dr	3.00%	3.00%	1.96%	1.96%	13	4.96%
0426, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%

	For the Period from January 1, 2024 to December 31, 2024		For the Period from January 1, 2025 to December 31, 2025			
Rental Unit Address	% 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
0427, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0428, 1130 Meadowlands Dr	3.00%	3.00%	1.96%	1.96%	13	4.96%
0432, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0433, 1130 Meadowlands Dr	0.77%	0.77%	0.00%	0.00%	16	0.77%
0434, 1130 Meadowlands Dr	3.00%	3.00%	2.18%	2.18%	13	5.18%
0435, 1130 Meadowlands Dr	3.00%	3.00%	1.71%	1.71%	13	4.71%

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.