



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-081866-23

In the matter of: 1140 Meadowlands Drive East, Nepean, Ontario, K2E 6J3

Between: Minto Properties Inc. Landlord

and

Refer to attached Schedule 2 Tenants

Minto 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.

The following parties attended the hearing: the Landlord's Legal Representative, David Lyman; the Landlord's property manager, Chris Adams; and the Tenant from Unit 303.

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: 107, 205, 209, 310, 401, 402, 404, 407, 506, and 605.

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: City of Ottawa Rent Supplement Office (102); Shyam Bhuptani and Parshwa Kapadia (103); Omeir Jadaa and Murielle Gedah (110); Warren Eddy (203); Emmanuela Cyriaque and Raphael Cyriaque (204); Lancelot Constantine De Guzman and Lorenzo Castiel De Guzman (206); Aisheh Hamshari, Mahmoud Ghanam, and Ranim Ghanam (208); Zakaria Khejjou (210); Warner Attilus, Chelsea Attilus, and Nahisha Attilus (304); Meta Roselli (308); Brayden Duperron (403); Wael Tameemi (405); Travis Villeneuve (408); Hamsa Priya Tholada, Naga Venkata Renuka Keerthana Chelluri, Sirisha Kasani, Teja Kolli, Keerthana R Chelluri, and Radha Uduthala (503); Yael-Katherine Charbonneau (504); Erin Piper (507); Robert Irvine (509); Justice Simpson-Pottinger (604); Krystyna Kieliszkiwicz (607); Caleb Andrews and Carolyn Andrews (609); and Hitarthi Patel (610).

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

1. The maximum rent increase above the guideline because of capital expenditures is **1.25%**. This increase is for the following capital expenditures:
 - a) DHW Boiler;
 - b) Stairwell and Basement Flooring;
 - c) Elevator Flooring and Pit Repair;
 - d) Rebuild Electrical Box;
 - e) Entrance Signage;
 - f) Fire Safety Repairs; and
 - g) Water Efficient Showerheads.
2. Where the Landlord's application requests an increase of 1.31% the maximum increase above the guideline for these units is 1.25%. The increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 1.06% the maximum increase above the guideline for these units is 1.01%. The first increase is to be taken in the first year.
4. Where the Landlord's application requests an increase of 0.97% the maximum increase above the guideline for these units is 0.93%. The increase is to be taken in the first year.
5. Where the Landlord's application requests an increase of 0.65% the maximum increase above the guideline for these units is 0.62%. The increase is to be taken in the first year.
6. Where the Landlord's application requests an increase of 0.60% the maximum increase above the guideline for these units is 0.58%. 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%.

Schedule 1 - Units affected by this Order:

1140 Meadowlands Drive East, Nepean, Ontario, K2E 6J3

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Schedule 2 - Tenants who are Affected by this Order:

Abdulkareem, Ahlam
Alo, Mouhammad Nour
Alo, Shirin
Alshikh, Mohamad
Andrews, Cherry
Awayed, Antoinette
Balu, Abigal
Balu, Claudia Beatriz
Black, Donald
Burke, Laura
Charbonneau, Margot
Cordonero, Juan
Cuellar, Carlos De Lemoine
Cyriaque, Narcisse
De Guzman, Jennie
De Guzman, Vergel
Duperron, Tracy
Eddy, Margaret
Gedeon, Marie
Ghanam, Nabil
Ghannam, Rama
Han, Jiatong
Hawkins, James
Herard, Marie
House, Veronica
Kaur, Ashadeep

Kaur, Pardeep
Kazadi, Eliezra
Kieliszkiewicz, Rozalia
Kolli, Preethi
Luizova, Olena
Macdonald, Alan
Makarov, Oleksii
McCormick, Jeff
Patel, Rupenkumar Kiritbhai
Patel, Urvishkumar Amrutbhai
Pavlova, Karyna
Peck, Bob
Pyefinch, Harry
Roselli, Adha
Roselli, Ikhlas
Sambo, Claudia Sece
Shah, Hitul
Simpson, Sanite
Singh, Kartar
Veerla, Pravitha
Villeneuve, Corey
Wally, Ginar
Watt, Jesse
Xue, Zong Wen
Zuccala, Linda

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 of January 1, 2024 to December 31, 2024			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
102, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
103, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
104, 1140 Meadowlands Drive East	1.01%	1.01%	14	1.01%
105, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
108, 1140 Meadowlands Drive East	1.01%	1.01%	14	1.01%
109, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
110, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
201, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
202, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
203, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
204, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
206, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
207, 1140 Meadowlands Drive East	0.62%	0.62%	14	0.62%
208, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
210, 1140 Meadowlands Drive East	0.58%	0.58%	13	0.58%
301, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
302, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
303, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
304, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
307, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
308, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
309, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
403, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
405, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
406, 1140 Meadowlands Drive East	0.93%	0.93%	14	0.93%
408, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%

	For the Period of January 1, 2024 to December 31, 2024			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
501, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
503, 1140 Meadowlands Drive East	0.93%	0.93%	14	0.93%
504, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
505, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
507, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
509, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
510, 1140 Meadowlands Drive East	1.01%	1.01%	14	1.01%
601, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
602, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
604, 1140 Meadowlands Drive East	1.01%	1.01%	14	1.01%
606, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
607, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
608, 1140 Meadowlands Drive East	1.01%	1.01%	14	1.01%
609, 1140 Meadowlands Drive East	1.25%	1.25%	13	1.25%
610, 1140 Meadowlands Drive East	1.01%	1.01%	14	1.01%

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.