



**Order under Section 126
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-004334-23-AM

In the matter of: 66 Church Street South, St Marys, Ontario, N4X 1C8

Between: 584170 Ontario Inc Landlord

And

Refer to attached Schedule 2 Tenants

This amended order is issued to correct a clerical error in the original order issued on December 5, 2025. The corrections have been bolded and underlined for ease of reference in the order.

584170 Ontario 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 October 1, 2025.

The following parties attended the hearing: Karen McGinnis – Landlord's Agent; and 1 Tenant.

The Certificate of Service filed by the Landlord on August 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 unit: 106.

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

1. The maximum rent increase above the guideline because of capital expenditures is 2.34%. This increase is for the following capital expenditures:
 - a. Install galmovfr door operator and gatekeeper max on elevator;
 - b. Install new scavenger pump in elevator pump;
 - c. Install new solid state line starter to existing control system on elevator; and
 - d. Install dectec membrane on 13 balconies.
2. The increases above the guideline are 2.34% and 1.32% as claimed in the

Landlord's application. These increases are to be taken in the first year.

3. The weighted useful life for the capital expenditures is 15 years.
4. The first effective date of the rent increase above the guideline is February 1, 2023.

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 30 days of the date of this order.

December 5, 2025
Date Issued

Angela McLaughlin
Dispute Resolution Officer, Landlord and Tenant Board

January 8, 2025
**Date Amended Order
Issued**

Angela McLaughlin
Dispute Resolution 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:

66 Church Street South, St. Marys, Ontario, N4X 1C8

101
102
103
104
105
201
202
203
204
206
301
302
303
B1
B2

Schedule 2 - Tenants who are Affected by this Order:

Anderson, Robert
Anderson, Sylvia
Baker, Verneeta
Bryan, Anne
Dick, Maryanne
Grant, Beth
Minarcin, Joe
Minarcin, Stephani
Nesbit, David
Nesbit, Gladys
Nunns, Jeff
Nunns, Roberta
Paul, Shirley
Seymour, Norma
Shackleton, Glen
Shackleton, Julie
Shackleton, Michael
Spearin, Margaret
Stacey, Ann
Winstone, Lorraine
Winstone, Roy

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is February 1, 2023**

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 February 1, 2023 to January 31, 2024			
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
101, 66 Church Street South	<u>2.34%</u>	<u>2.34%</u>	<u>15</u>	<u>2.34%</u>
102, 66 Church Street South	<u>2.34%</u>	<u>2.34%</u>	<u>15</u>	<u>2.34%</u>
103, 66 Church Street South	<u>2.34%</u>	<u>2.34%</u>	<u>15</u>	<u>2.34%</u>
104, 66 Church Street South	1.32%	1.32%	<u>15</u>	1.32%
105, 66 Church Street South	<u>2.34%</u>	<u>2.34%</u>	<u>15</u>	<u>2.34%</u>
201, 66 Church Street South	<u>2.34%</u>	<u>2.34%</u>	<u>15</u>	<u>2.34%</u>
202, 66 Church Street South	<u>2.34%</u>	<u>2.34%</u>	<u>15</u>	<u>2.34%</u>
203, 66 Church Street South	<u>2.34%</u>	<u>2.34%</u>	<u>15</u>	<u>2.34%</u>
204, 66 Church Street South	<u>2.34%</u>	<u>2.34%</u>	<u>15</u>	<u>2.34%</u>
206, 66 Church Street South	<u>2.34%</u>	<u>2.34%</u>	<u>15</u>	<u>2.34%</u>
301, 66 Church Street South	<u>2.34%</u>	<u>2.34%</u>	<u>15</u>	<u>2.34%</u>
302, 66 Church Street South	<u>2.34%</u>	<u>2.34%</u>	<u>15</u>	<u>2.34%</u>
303, 66 Church Street South	<u>2.34%</u>	<u>2.34%</u>	<u>15</u>	<u>2.34%</u>
B1, 66 Church Street South	1.32%	1.32%	<u>15</u>	1.32%
B2, 66 Church Street South	1.32%	1.32%	<u>15</u>	1.32%

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 2023 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 2023 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.