



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-078804-23

In the matter of: 77 Inverness Avenue, Nepean, Ontario, K2E 6P1

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.

A Case Management Hearing took place by videoconference on December 3, 2025. The following parties attended the hearing: Lawyer, David Lyman and Property Manager, Kristen Van Den Ham attended on behalf of the Landlord. Tenants, Khadija Manar, Christopher MacLeod, Christian Brazeau, Kimberley Casey, Hajar Bersse, and Sean Mongeon.

The Certificate of Service filed by the Landlord on November 3, 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: 10 and 604.

The Certificate of Service filed by the Landlord on November 3, 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 the 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: Andre Jan Alvarez (6) Patrick Duguay (8) Mohamed Ali Humed (9) Mustafa Junaid (104), Nazneen Junaid (104) Melody Bogayan (106) Kenza Kader (107), Khaira Kader (107), Muhammad Abdoul Kadar (107), Abuelgasim Ahmed Elsayed (109) Wilfrido Cajas (110), Emilia Cajas (110), Matias Cajas (110), Paola Ontaneda (110) Sahira Khalil (111), Selwan Iskander (111), Rajae El Boga (205) Jeffry Angeles (208), Sara Mohamed Mahmoud Mohamed (210) Mona Abdelnaein Mohamed Mohamed (210) Abdeirahman Mohamed Mahmoud Mohame Mohamed (210) Liz Benites Gomez (211) Cayelana Pomar Benites (211), Antonella Pomar Benites (211) Pablo Vazquez Mota (301) Faris Al Housarya (304),

Nahed Al Housarya (304) Karen Bulger (307), Carly Bulger (307), Crescentia Ray (310), Nestor Mauhay (310), Sweeta Khorami (311), Abubaker Khorami (311), Ahmad Osman (311) Rihab El Omrani El Idrissi (403), Mohamed El Omrani El Idrissi (403), Bogdan Balan (404), Bakhita Bouagna (406) Benoit Wabo (406) Beatrice Manewa (406) Brody Lusignan (407) Alexi De La Cuesta (410) Rojan Haso (411) Omar Jan Haso (411) Patrick Lussier (413) Sajal Modi (414) Ares Okazopoulos (501) Gopi Palel (507) Heer Patel (507) Raihan Palwary (508) Guy Darcy Dukundire (511) King Dave Dukundire (511) Lawrence Ruch (514) Farissi Meiki (607) Saifullah Nazary (608), Hallie Voleary (610) Rebecaa Kasongo (610) Gnayoro Daneyo Rosine (612) Koffi Sampson (612), Joshua White (614), Barguigua Wissam (706), Boussif Abdelbar (706), Aseoluwa Badmus (712), Araoluws Badmus (712), Nusrat Islam (714) and Takbeer Azmayeeh (714).

PRELIMINARY MATTER:

French language was not requested prior to the CMH held on December 3, 2025. The parties agreed to proceed in ENGLISH. After discussing the application, the parties reached a settlement and requested a Consent Order, including the Tenant from Unit 403. I was satisfied the parties made informed decisions, including the Tenant from Unit 403, understanding the terms and consequences.

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

Claim for Capital Expenditures:

1. The maximum rent increase above the guideline because of capital expenditures is 1.16%. This increase is for the following capital expenditures:
 - a. Water Conservation Project;
 - b. DHW Boiler;
 - c. Elevator Pit Repair;
 - d. Elevator Cab Flooring;
 - e. Fire Panel and Repairs;
 - f. Back Entrance Doors; and
 - g. Asphalt Repairs.
2. Where the Landlord's application requests an increase of 1.16%, the maximum increase above the guideline for these units is 1.10 %. The increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 1.10%, the maximum increase above the guideline for these units is 1.04%. The increase is to be taken in the first year.
4. 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.

5. Where the Landlord's application requests an increase of 0.42%, the maximum increase above the guideline for these units is 0.40%. The increase is to be taken in the first year.
6. Where the Landlord's application requests an increase of 0.24%, the maximum increase above the guideline for these units is 0.23%. The increase is to be taken in the first year.
7. Where the Landlord's application requests an increase of 0.09%, the maximum increase above the guideline for these units is 0.09%. The increase is to be taken in the first year.
8. The weighted useful life for the capital expenditures is set out in Schedule 3.
9. The first effective date of the rent increase above the guideline is January 1, 2024.
10. The parties will have 120 days after the issuance of the order to pay any sum of money that is owed as a result of this order.

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 120 days of the date of this order.

January 12, 2026
Date Issued

Shawn Hayman
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:

77 Inverness Avenue, Nepean, Ontario, K2E 6P1

0004	0302	0509
0005	0303	0510
0006	0304	0511
0008	0305	0512
0009	0306	0513
0101	0307	0514
0102	0308	0601
0103	0309	0602
0104	0310	0603
0105	0311	0605
0106	0312	0606
0107	0313	0607
0108	0314	0608
0109	0401	0609
0110	0402	0610
0111	0403	0611
0112	0404	0612
0113	0406	0613
0201	0407	0614
0202	0408	0701
0203	0409	0702
0204	0410	0703
0205	0411	0704
0206	0412	0705
0207	0413	0706
0208	0414	0707
0209	0501	0708
0210	0502	0709
0211	0503	0710
0212	0504	0711
0213	0505	0713
0214	0507	0714
0301	0508	

Schedule 2 - Tenants who are Affected by this Order:

Abbood, Doyan Yousif
Abdelaziz, Abdelaziz Awad Ali
Abdelwahab, Madina
Acheson, Heather
Ahmed, Maryama Abdihakim
Albania, Rafael Jay
Al-fakih, Haidar Ahmed Saleh
Alfonsi, Roberto Granati
Al Housarya, Majd
Almir, Charbel Geroges
Alvarez, Andre Jan
Alvarez, Arnel
Alvarez, Maria
Angeles, Victoria
Aube, Monique
Badmus, Folake
Bagayan, Adelaida
Balan, Diana
Barati, Parham
Bersse, Hajar
Bhavsar, Vishwaa
Boudreau, Tyler
Bowie, Thomas
Brazeau, Christian
Brookings, Robyn
Bulger, Michael
Cajas, Veronica
Casey, Kimberley
Creyke, Kelly
Cruz, Lorna Dela
Cyr, Gail
Davids, Lotoya
De Granati, Tania Alfonsi
De La Cuesta, Leonardo
Denize, Dieunie
Dieye, Daouda
Doyan, Nawaf Abbood
Ducharme, Lori
Duguay, Patrick
Duwadi, Anupama
Easey, Mark
El Idrissi, Hajar El Omrani
Fazal, Junaid
Gara-Markowitz, Susan

Gardner, Anne
Gebreweldi, Letekidan Welderufael
Gray, Frank
Habtemariam, Samsom Amaha
Hamkaro, Isme
Haso, Ali
Hunter, Darren
Idrissa, Ramatoulaye
Iunger, Iryna
Jalloh, Abibatu
Jani, Yash
Kaur, Amandeep
Kengne, Diane
Khaled, Shahriar
Khorami, Abdullellah
Kulay, Ali Hemed
Kuzmina, Diana
Lanigan, Brady
Leyma, Marina
Liao, Tianle
Lucio, Magda
Lussier, Lauren
MacDonald, Beatrice
MacDonald, Joey
MacLeod, Christopher
Mahamud, Mohamed
Mahamud, Shafi
Mammen, Alexander
Manar, Khadija
Marcotte, Jason
Mauhay, Nikyla
McGunigal, Patrick
McMeeken, Amanda
Meas, Chan (Johnny)
Mikic, Vlado
Modi, Jigarkumar
Mohamed, Halima Oumer
Mongeon, Sean
Muldoon, Edward
Mutepfa, Susan
Najem, Abdallah
Nazary, Bismillah
Nkanta, Favour
Nunna, Hemanth

Office, City of Ottawa Rent Supplement
Okazopoulos, Georgios
Panline, Deborah
Patel, Asit
Patel, Keya
Perez, Mariangelica Rodriguez
Pomar, Sergio
Puthanpurackal, Lincy Manu
Quinton, Cynthia
Rana, Shohel
Rasaili, Ranjan
Rawat, Baldev
Reilly, Theresa
Reinke, Emma
Rey, Anicia
Routly, Razz
Routly, Teresa
Ruch, Gary
Ruradedeye, David Patrick
Saleh, Amr

Samatar, Bishar
Sarhan, Mohamed Mahmoud Mohamed
Siddo, Abdoul Kader Soumana
Singh, Parget
Solis, Adriana Hernandez
Somani, Sanket
Steeves, James
St-Germain, Jean Loudel
Suliman, Abbas
Suthar, Parth
Tanglao, Joanna
Tanglao, Melvin
Tunal, Mehmet Orhun
Villeneuve, Diane
Vimala, Anju Krishna Rajeev
Voteary, Camille Sharon
Wilson, James
Wormington, Teisha
Yousif, Sami

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.

Rental Unit Address Name	Period of January 1, 2024 to December 31, 2024		Weighted Useful Life	Total % for Cap Exp
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)		
4, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
5, 77 Inverness Avenue	0.62%	0.62%	15	0.62%
6, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
8, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
9, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
101, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
102, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
103, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
104, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
105, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
106, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
107, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
108, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
109, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
110, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
111, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
112, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
113, 77 Inverness Avenue	1.04%	1.04%	13	1.04%
201, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
202, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
203, 77 Inverness Avenue	0.62%	0.62%	15	0.62%
204, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
205, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
206, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
207, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
208, 77 Inverness Avenue	1.04%	1.04%	13	1.04%
209, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
210, 77 Inverness Avenue	1.10%	1.10%	13	1.10%

Rental Unit Address Name	Period of January 1, 2024 to December 31, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
211, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
212, 77 Inverness Avenue	0.23%	0.23%	12	0.23%
213, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
214, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
301, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
302, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
303, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
304, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
305, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
306, 77 Inverness Avenue	1.04%	1.04%	13	1.04%
307, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
308, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
309, 77 Inverness Avenue	0.23%	0.23%	12	0.23%
310, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
311, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
312, 77 Inverness Avenue	0.40%	0.40%	14	0.40%
313, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
314, 77 Inverness Avenue	0.23%	0.23%	12	0.23%
401, 77 Inverness Avenue	1.04%	1.04%	13	1.04%
402, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
403, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
404, 77 Inverness Avenue	1.04%	1.04%	13	1.04%
406, 77 Inverness Avenue	1.04%	1.04%	13	1.04%
407, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
408, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
409, 77 Inverness Avenue	0.00%	0.00%	0	0.00%
410, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
411, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
412, 77 Inverness Avenue	1.04%	1.04%	13	1.04%
413, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
414, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
501, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
502, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
503, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
504, 77 Inverness Avenue	0.40%	0.40%	14	0.40%
505, 77 Inverness Avenue	1.10%	1.10%	13	1.10%

Rental Unit Address Name	Period of January 1, 2024 to December 31, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
507, 77 Inverness Avenue	1.04%	1.04%	13	1.04%
508, 77 Inverness Avenue	0.23%	0.23%	12	0.23%
509, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
510, 77 Inverness Avenue	1.04%	1.04%	13	1.04%
511, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
512, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
513, 77 Inverness Avenue	1.04%	1.04%	13	1.04%
514, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
601, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
602, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
603, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
605, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
606, 77 Inverness Avenue	0.09%	0.09%	15	0.09%
607, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
608, 77 Inverness Avenue	0.40%	0.40%	14	0.40%
609, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
610, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
611, 77 Inverness Avenue	0.40%	0.40%	14	0.40%
612, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
613, 77 Inverness Avenue	1.04%	1.04%	13	1.04%
614, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
701, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
702, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
703, 77 Inverness Avenue	0.00%	0.00%	0	0.00%
704, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
705, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
706, 77 Inverness Avenue	1.04%	1.04%	13	1.04%
707, 77 Inverness Avenue	0.40%	0.40%	14	0.40%
708, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
709, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
710, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
711, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
713, 77 Inverness Avenue	1.10%	1.10%	13	1.10%
714, 77 Inverness Avenue	1.10%	1.10%	13	1.10%

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.