



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-080994-23

In the matter of: 375 Scott Street, St. Catharines, Ontario, L2M 3W3

Between: Maximum Apartments Inc. Landlord

and

Refer to attached Schedule 2 Tenants

Maximum Apartments 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 28, 2025.

The following parties attended the hearing: the Landlord's Representative, Jennifer M. Ricci, and the Landlord's Agent, Lauren Mogridge. Several of the Tenants, Agents and their Supporters from units: 108, 218, 304, 306, 307, 308, 312, 316, 317, 319, 405, 406, 412, 417, 504, 506, 507, 508, 514, 515, 518, 519, 608, 611, 615, 616, 619, 708, 709 and 717 as well as Tenant Representatives, Robert Barber and Jakub Ferreira, for Units 608 and 606; Tenant Representative, Michael Scarlett for Unit 619; and Tenant Representative, Keisha Knibbs for Unit 504.

The Certificate of Service filed by the Landlord on September 29, 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 24 units: 104, 109, 114, 205, 214, 215, 217, 305, 311, 315, 403, 409, 410, 411, 414, 418, 501, 516, 603, 605, 705, 716, 718 and 719.

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

1. The maximum rent increase above the guideline because of capital expenditures is 1.50%. This increase is for the following capital expenditures:
 - a. Renovation of Common Areas;
 - b. Balconies; and
 - c. Railings.
2. Where the Landlord's application requests an increase of 4.54%, the maximum increase above the guideline for these units is 1.50%. This increase is to be taken in the first year.

3. Where the Landlord's application requests an increase of 1.07%, the maximum increase above the guideline for these units is 0.35%. This increase is to be taken in the first year.
4. The weighted useful life for the capital expenditures is as specified on Schedule 3.
5. The first effective date of the rent increase above the guideline is January 1, 2024.
6. The Landlord has confirmed that they will calculate and increase the rent charges, as required, but will not collect the AGI-related rent increase amounts owing from Tenants affected by this order for the 1 year period from the First Effective Date, and specifically, for AGI-related rent increase amounts related to the period from January 1, 2024 to December 31, 2024; and thereafter, all AGI-related rent increase charges, for the units affected by this order, will be calculated, compounded, applied and collected by the Landlord without any further adjustment, in compliance with the order, including Schedule 4 – Rent Reduction related to Capital Expenditures, and pursuant to lawful notice.
7. The Landlord's reconciliation documents provided to each Tenant will clearly identify and reflect the value and the impact of this first year AGI-related rent increase adjustment amount, as offered by the Landlord, and as set out in paragraph 6 above.

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 365 days of the date of this order.

January 12, 2026
Date Issued

Janice Campbell
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; 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 the Tenant 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 and 2025 is 2.50%.

Schedule 1 - Units affected by this Order:

101	314	518
102	316	519
107	317	601
108	318	604
110	319	606
111	401	608
112	402	610
115	405	611
116	406	612
203	407	614
204	408	615
206	412	616
207	415	618
211	416	619
212	417	701
216	419	702
218	502	703
219	504	704
301	505	706
302	506	707
303	507	708
304	508	709
306	509	710
307	510	711
308	512	714
309	514	715
310	515	717
312	517	

Schedule 2 - Tenants who are Affected by this Order:

Aghop, Agop	Jensen, Mary
Ahmed, Tuffail	Jones, Dorothy
Alton, Kyle	Jung, Jae Hwan
Anderson, Ronald	Kim, Chungho
Arsenault, Chelsey	Kocian, Veronica
Aubin, Darlene	Koetsier, Steven
Austin Air Systems	Kolaric, Marjanca
Bahry, Debbie	Krause, Peter
Balicki, Louis	Krochak, William
Bandeem, David	Labbe, Denis
Barnsley, Scott	Laflamme, Carolyn
Bisson, Angel	Langley, Gary
Bisson, Gerald	Levere, Deborah
Boccia, Sarah	Luska, Kathryn
Brar, Kamaljit	MacAskill, Susan
Brenn, Diane	Mansbridge, April
Brouwer, Nicholaas	Martel, Rose
Chahal, Kalbinder	Martinuzzi, Ryan
Charles, Judy	McCausland, Brenda
Chekevicz, Robert	McCulloch, Kenneth
Ciantar, Marla	McGean, Theresa
Corte, Lise Mary	McKee, Brian
Deakin, Kelly Jean	McQuigge, Douglas
Desjardins, Bonnie	Nauta, Chelsey
DeYoung, Doris	Olsen, Lisa
DiMartino, Maria	Penner, Brittany
Doucette, Dianne	Piche, Allen
Dwyer, Michelle	Power, Paul
Faulkner, Carol	Redman, Lucy
Fekete, Joseph	Robinson, David
Fleury, Lance	Schapoks, Caroline
Fogg, Leanne	Shelton, Bonnie
Freeborn, Beverly	Sherman, Delaney
Gandall, Francene	Sisavath, Soumetta
Gosselin, Michel	Small, Cedric
Gray, Deborah	Solomon, Dominique
Green, Asha	Stephen, Emil
Grimwood, Claudia	Theobald, Dawn
Guitar, Louise	Vachon, Jheri
Guite, Tonya	Wasef, Waguih
Hamilton, Carrie	Williamson, Connie
Holmes, Barbara	Young, Gary Brian

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		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
101, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
102, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
107, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
108, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
110, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
111, 375 Scott Street	0.35%	0.35%	0.00%	0.00%	15	0.35%
112, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
115, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
116, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
203, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
204, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
206, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
207, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
211, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
212, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
216, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
218, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
219, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
301, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
302, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
303, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
304, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
306, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
307, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
308, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
309, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
310, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
312, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
314, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
316, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
317, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
318, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
319, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
401, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
402, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
405, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
406, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
407, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
408, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
412, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
415, 375 Scott Street	0.35%	0.35%	0.00%	0.00%	15	0.35%
416, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%

For the period of:	January 1, 2024 to December 31, 2024		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
417, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
419, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
502, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
504, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
505, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
506, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
507, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
508, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
509, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
510, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
512, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
514, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
515, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
517, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
518, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
519, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
601, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
604, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
606, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
608, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
610, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
611, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
612, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
614, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
615, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
616, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
618, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
619, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
701, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
702, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
703, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
704, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
706, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
707, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
708, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
709, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
710, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
711, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
714, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
715, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%
717, 375 Scott Street	3.00%	3.00%	1.54%	1.54%	11	1.50%

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 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 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.