



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-078823-23

In the matter of: 327 to 355 Craig Henry Drive,
Ottawa, ON, K2G 4K8 / K2G 4K9

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 took place by videoconference on December 04, 2025.

The following parties attended the hearing: The Landlord's Representative, David Lyman, the Landlord's Agent Samantha Bush, and the Tenants Nella Melembe (C-331) & Mike Dube (B-349).

The Certificate of Service filed by the Landlord on October 31, 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: D-351.

The Certificate of Service filed by the Landlord on October 31, 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 Tenant: Ahmed Al Nebelsi (Unit E-351).

At the case management hearing, the parties reached an agreement and requested an order on consent to resolve the application.

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

1. The maximum rent increase above the guideline because of capital expenditures is 1.13%. This increase is for the following capital expenditures:
 - a. Parking Bollards;
 - b. Electrical Meter Enclosures;
 - c. Exterior Lights;
 - d. Foundation, Flashing & Soffit Repairs; and
 - e. Asphalt Repairs.
2. Where the Landlord's application requests an increase of 1.21%, the maximum increase above the guideline for these units is 1.13%. This increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 0.50%, the maximum increase above the guideline for these units is 0.47%. This increase is to be taken in the first year.
4. Where the Landlord's application requests an increase of 0.16%, the maximum increase above the guideline for these units is 0.15%. This increase is to be taken in the first year.
5. The weighted useful life for the capital expenditures is as specified on Schedule 3.
6. The first effective date of the rent increase above the guideline is January 01, 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 120 days of the date of this order

January 12, 2026

Date Issued

Adam Rogers

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. **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 is 2.50%.

Schedule 1 - Units affected by this Order:

327 Craig Henry Drive, Ottawa, Ontario, K2G 4K8

A	D
B	E
C	F

329 Craig Henry Drive, Ottawa, Ontario, K2G 4K8

A	D
B	E
C	F

331 Craig Henry Drive, Ottawa, Ontario, K2G 4K8

A
B
C

333 Craig Henry Drive, Ottawa, Ontario, K2G 4K8

A
B
C
D

335 Craig Henry Drive, Ottawa, Ontario, K2G 4K8

A	D
B	E
C	

337 Craig Henry Drive, Ottawa, Ontario, K2G 4K8

A	E
B	F
C	

339 Craig Henry Drive, Ottawa, Ontario, K2G 4K8

A	D
B	E
C	F

341 Craig Henry Drive, Ottawa, Ontario, K2G 4K8

A
C

343 Craig Henry Drive, Ottawa, Ontario, K2G 4K9

A	C
B	D

345 Craig Henry Drive, Ottawa, Ontario, K2G 4K9

A
B
C

347 Craig Henry Drive, Ottawa, Ontario, K2G 4K9

A C
B D

349 Craig Henry Drive, Ottawa, Ontario, K2G 4K9

A D
B E
C

351 Craig Henry Drive, Ottawa, Ontario, K2G 4K9

A C
B E

353 Craig Henry Drive, Ottawa, Ontario, K2G 4K9

B
C

355 Craig Henry Drive, Ottawa, Ontario, K2G 4K9

A D
B E
C F

Schedule 2 - Tenants who are Affected by this Order:

Abd al Khane, Walaa	Almasri, Abdallah	Chalhoub, Mari
Abdulghani, Ebraheem	Almasri, Ahmad	Coates, Judy
Abdulghany, Suhaib	Al Masri, Ahmed	Coates, Natalie
Abdulkadir Tabit, Abubakar	Almasri, Baylasan	Coates, Rick
Abdullah, Mohammed	Almasri, Khaled	Coates, Sarah
Abdullahi, Faduma	Al Masri, Majid	Coates, Timothy
Abdullahi, Fardosa	Al Masri, Mohammad	Cook, Charles
Abdullahi, Kadijah	Almasri, Rame	Cooke, Matthew
Abdullahi, Naima	Al Masri, Sali	Corpuz, Sherryl
Abubakar Abdulkadir, Abdirisak	Al Masri, Samer	Correia-Montanari, Nancy
Abubakar Abdulkadir, Ali	Al Masri, Sarah	Dalal, Shaaban
Abubakar Abdulkadir, Manaal	Almershed, Muneera	Devlin, Susan
Abubakar Abdulkadir,	Al Nabelsi, Deema	Diallo, Hassatou
Mohamed	Al Nabelsi, Hamzah	Dolman, Charlie
Abubakar Abdulkadir, Shamsa	Al Nabelsi, Ibraheem	Dolman, Craig
Adjetey, Jebby	Al Nabelsi, Rana	Donaldson, Genevieve
Ahmed, Hussein	Alonzo, Elubia	Douma, Marieke
Ahmed, Mohamed	Alrashdan, Khaldeah	Douma, Neil
Ahmed, Safiya	Al Sarraj, Basima	Doyle, Kiarah
Ahmed, Weays	Al Sarraj, Bassam	Dube, Mike
Ahmed, Zynab	Al Sarraj, Elias	Eardley, Willow
Ahmed Yare, Abdifatah	Al Sarraj, Hanadi	Edmonson, Treyvon
Ahmed Yare, Abdikarim	Al Sarraj, Ibrahim	Edwards, Emily
Ahmed Yare, Sahur	Al Sarraj, Mohammad	Fabrykant, Allan
Alasfar, Zoubeida	Al Sarraj, Samer	Faulkner, Tia
Al Fhaili, Rasha	Alshalabi, Zakria	Felfel, Abderrahman
Alhaj Ali, Almothana	Al Taleb, Omar Abdul Aziz	Felfel, Aicha
Alhajali, Alshahein	Alvarado, Alejandro	Felfel, Athmane
Al Haj Ali, Ansaf	Amadou Thiam, El Hadji	Felfel, Hafsa
Alhajali, Najah	Armstrong, Bill	Felfel, Jomana
Alhajali, Reim	Ba, Fatoumata	Felfel, Salman
Alhajali, Saad	Barber, Sebastian	Flores Portela, Lourdes
Alhajali, Sham	Barkadle, Abdi	Ford, Serena
Alhaj Yons, Bassam	Barnabe, Ebony	Forster, Robert
Abdalhaseb	Barnabe, Jacob	Ghazal, Abdulamalik
Al Haj Younes, M Mohab	Barnabe, Tammy	Ghazal, Aesha
Bassam	Barr, Brenda	Ghazal, Mohamad
Al Hariri, Abdulraham	Bedawi, Mohammad	Ghazal, Rashid
Al Hariri, Afnan	Bedawi, Ragheb	Gordon, Ashakay
Al Hariri, Moayad	Bedawi, Reham	Gordon, Dwyane
Al Hariri, Mohammad	Bedawi, Sarah	Gordon, Jennifer
Al Hariri, Mohanad	Bisht, Niraj	Gordon, Robert
Al Hariri, Omar	Bisht, Niraj.	Gordon, Sophia
Ali Muke, Hawa	Borisjuk, Oksana	Gupta, Sharad
Aljalm, Kadar	Chalhoub, Joelle	Hammond, Robert

Hasan Meho, Rokaya	Nalaband, May	Samer Meho, Jalal
Hasib Ibrahim, Asia Abdul	Nour Al Taleb, Mohamad	Samer Meho, Riham
Hassan, Anisa	Omar Al Taleb, Abdul Aziz	Samer Meho, Salam
Hirad, Sahra	Omar Al Taleb, Abdul Lah	Samer Meho, Siham
Igueh, Saada	Omar Al Taleb, Manahel	Schulek-Miller, Adam
Jawad, Taqi	Omar Al Taleb, Zahriye	Schulek-Miller, Doug
Laamari, Abdennaceur	Omar Ghazal, Abdulkarim	Schulek-Miller, Pascale
Laamari, Abdessalem	Omar Ghazal, Ilham	Shaloub, George
Latif Meho, Samer Abdel	Omar Ghazal, Mountaha	Shaloub, Ibrahim
MacEachern, Madeline	Omar Ghazal, Saria	Simpson, Shawn
MacGillivray, Elisabeth	Omar Ghazal, Sidra	Singh, Pardeep
MacGillivray, Michelle	Omar Ghazal, Siham	Smith, Sherri
Malembe, Nella	Pappas, John	Solano Meness, Diego Mauricio
Marcellous, Brandon	Pappas, Liisa	St. Jean, Andrew
Mathieu, Jeremy	Pappas, Mackenzie	Stavri, Elizabeth
Matragrano, Gianni	Parlardg, Emma	Sylvestre, Liliane
Matroud, Fayrouz	Patel, Vinay	Tangkengko, Aaron
McArthur, Barbie	Polgar, Andrea	Taqi, Al Hussein
McArthur, Katie	Prajapati, Lav	Taqi, Hamza
McLaughlin, Annie	Prescott, Brian	Thiam, Abdoulaye
Mohamad Najjah Ghazal, Omar	Prescott, Carol Ann	Tripp, Samantha
Mohamed, Lul	Rivet, Jessica	Trivedi, Vyom
Mohrat, Muna	Rogers Turnham, Carley	Turnham, James
Mott, James	Roseheart, Drake	Vansh, Sharma
Mundy, Cheryl	Roseheart, Owen	Verma, Ashish
Mundy, Deborah	Roseheart, Reese	Warsame, Kaha
Murphy, Travis	Saghir, Yasmina	
Myers, Evelyn	Salamah, Nawal	

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
A, 327 Craig Henry Drive	1.13%	1.13%	16	1.13%
B, 327 Craig Henry Drive	1.13%	1.13%	16	1.13%
C, 327 Craig Henry Drive	1.13%	1.13%	16	1.13%
D, 327 Craig Henry Drive	1.13%	1.13%	16	1.13%
E, 327 Craig Henry Drive	1.13%	1.13%	16	1.13%
F, 327 Craig Henry Drive	1.13%	1.13%	16	1.13%
A, 329 Craig Henry Drive	0.47%	0.47%	15	0.47%
B, 329 Craig Henry Drive	1.13%	1.13%	16	1.13%
C, 329 Craig Henry Drive	1.13%	1.13%	16	1.13%
D, 329 Craig Henry Drive	1.13%	1.13%	16	1.13%
E, 329 Craig Henry Drive	1.13%	1.13%	16	1.13%
F, 329 Craig Henry Drive	1.13%	1.13%	16	1.13%
A, 331 Craig Henry Drive	1.13%	1.13%	16	1.13%
B, 331 Craig Henry Drive	1.13%	1.13%	16	1.13%
C, 331 Craig Henry Drive	1.13%	1.13%	16	1.13%
A, 333 Craig Henry Drive	1.13%	1.13%	16	1.13%
B, 333 Craig Henry Drive	1.13%	1.13%	16	1.13%
C, 333 Craig Henry Drive	1.13%	1.13%	16	1.13%
D, 333 Craig Henry Drive	1.13%	1.13%	16	1.13%
A, 335 Craig Henry Drive	1.13%	1.13%	16	1.13%
B, 335 Craig Henry Drive	1.13%	1.13%	16	1.13%
C, 335 Craig Henry Drive	0.47%	0.47%	15	0.47%
D, 335 Craig Henry Drive	1.13%	1.13%	16	1.13%
E, 335 Craig Henry Drive	0.15%	0.15%	15	0.15%
A, 337 Craig Henry Drive	1.13%	1.13%	16	1.13%
B, 337 Craig Henry Drive	1.13%	1.13%	16	1.13%
C, 337 Craig Henry Drive	1.13%	1.13%	16	1.13%
E, 337 Craig Henry Drive	1.13%	1.13%	16	1.13%
F, 337 Craig Henry Drive	1.13%	1.13%	16	1.13%
A, 339 Craig Henry Drive	0.47%	0.47%	15	0.47%
B, 339 Craig Henry Drive	1.13%	1.13%	16	1.13%
C, 339 Craig Henry Drive	1.13%	1.13%	16	1.13%
D, 339 Craig Henry Drive	1.13%	1.13%	16	1.13%

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
E, 339 Craig Henry Drive	1.13%	1.13%	16	1.13%
F, 339 Craig Henry Drive	1.13%	1.13%	16	1.13%
A, 341 Craig Henry Drive	1.13%	1.13%	16	1.13%
C, 341 Craig Henry Drive	1.13%	1.13%	16	1.13%
A, 343 Craig Henry Drive	1.13%	1.13%	16	1.13%
B, 343 Craig Henry Drive	1.13%	1.13%	16	1.13%
C, 343 Craig Henry Drive	1.13%	1.13%	16	1.13%
D, 343 Craig Henry Drive	1.13%	1.13%	16	1.13%
A, 345 Craig Henry Drive	1.13%	1.13%	16	1.13%
B, 345 Craig Henry Drive	1.13%	1.13%	16	1.13%
C, 345 Craig Henry Drive	1.13%	1.13%	16	1.13%
A, 347 Craig Henry Drive	1.13%	1.13%	16	1.13%
B, 347 Craig Henry Drive	1.13%	1.13%	16	1.13%
C, 347 Craig Henry Drive	1.13%	1.13%	16	1.13%
D, 347 Craig Henry Drive	1.13%	1.13%	16	1.13%
A, 349 Craig Henry Drive	1.13%	1.13%	16	1.13%
B, 349 Craig Henry Drive	1.13%	1.13%	16	1.13%
C, 349 Craig Henry Drive	1.13%	1.13%	16	1.13%
D, 349 Craig Henry Drive	1.13%	1.13%	16	1.13%
E, 349 Craig Henry Drive	1.13%	1.13%	16	1.13%
A, 351 Craig Henry Drive	1.13%	1.13%	16	1.13%
B, 351 Craig Henry Drive	1.13%	1.13%	16	1.13%
C, 351 Craig Henry Drive	1.13%	1.13%	16	1.13%
E, 351 Craig Henry Drive	1.13%	1.13%	16	1.13%
B, 353 Craig Henry Drive	1.13%	1.13%	16	1.13%
C, 353 Craig Henry Drive	1.13%	1.13%	16	1.13%
A, 355 Craig Henry Drive	1.13%	1.13%	16	1.13%
B, 355 Craig Henry Drive	1.13%	1.13%	16	1.13%
C, 355 Craig Henry Drive	1.13%	1.13%	16	1.13%
D, 355 Craig Henry Drive	1.13%	1.13%	16	1.13%
E, 355 Craig Henry Drive	1.13%	1.13%	16	1.13%
F, 355 Craig Henry Drive	1.13%	1.13%	16	1.13%

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.