



## **Order under Section 126 Residential Tenancies Act, 2006**

**File Number:** LTB-L-016601-23

**In the matter of:** 150 Roehampton Avenue, Toronto, ON M4P 0A2

**Between:** Minto Apartments LP Landlord  
  
and

Refer to attached Schedule 2 Tenants

Minto Apartments 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 2, 2025. The following parties attended the hearing: the Landlord's Representative, Heather Waese, the Landlord's Agents, Ranaa Namdar, Nicole Alvarez and Linda Nuzzominto, the Tenants, Stephen Clarke Davis of unit #607, Jeanne Barbadoro with Tenant Support, Christine Margie of unit #802, Jennifer Tattrie of unit #909, Ivan Solomon of unit #1505, Diana Nuss of #1509, and Christopher Brown of unit #202.

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

1. The Landlord withdrew the following Capital Expenditures:
  - a) #7 Endotherm Energy Savings;
  - b) #10 Building Cladding Repairs ;
  - c) #11 Clean-Outs & Access Panels; and
  - d) #12 Paving & Curb Repairs.
2. The Landlord received a rebate for Capital Expenditure #5 Garage Lighting reducing the total costs of this item to \$26,163.00.
3. The Landlord is receptive for Tenants to initiate a discussion about a potential individualized reconciliation date.

### **Claim for Capital Expenditures:**

4. The maximum rent increase above the guideline because of capital expenditures is 0.95%. This increase is for the following capital expenditures:
  - a) Balcony Repairs;
  - b) Painting;
  - c) Garage Intermediate Slab Repair;

- d) Upgraded Control Sensors;
  - e) Garage Lighting;
  - f) Window Sealant Replacement;
  - g) Surveillance Cameras; and
  - h) Domestic Hot Water Mixing Valve.
5. Where the Landlord's application requests an increase of 0.29% the maximum increase above the guideline for these units is 0.25%. This increase is to be taken in the first year.
  6. Where the Landlord's application requests an increase of 0.30% the maximum increase above the guideline for these units is 0.25%. This increase is to be taken in the first year.
  7. Where the Landlord's application requests an increase of 0.80% the maximum increase above the guideline for these units is 0.65%. This increase is to be taken in the first year.
  8. Where the Landlord's application requests an increase of 0.90% the maximum increase above the guideline for these units is 0.75%. This increase is to be taken in the first year.
  9. Where the Landlord's application requests an increase of 0.95% the maximum increase above the guideline for these units is 0.75%. This increase is to be taken in the first year.
  10. Where the Landlord's application requests an increase of 0.97% the maximum increase above the guideline for these units is 0.80%. This increase is to be taken in the first year.
  11. Where the Landlord's application requests an increase of 1.04% the maximum increase above the guideline for these units is 0.80%. This increase is to be taken in the first year.
  12. Where the Landlord's application requests an increase of 1.13% the maximum increase above the guideline for these units is 0.80%. This increase is to be taken in the first year.
  13. Where the Landlord's application requests an increase of 1.29% the maximum increase above the guideline for these units is 0.95%. This increase is to be taken in the first year.
  14. The weighted useful life for the capital expenditures is as specified on Schedule 3.
  15. The first effective date of the rent increase above the guideline is May 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 60 days of the date of this order.

January 12, 2026  
**Date Issued**

\_\_\_\_\_  
**Tanya Speedie**  
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 2023 and 2024 is 2.50%.

**Schedule 1 - Units affected by this Order:**

|     |     |      |      |
|-----|-----|------|------|
| 101 | 506 | 902  | 1210 |
| 102 | 507 | 903  | 1401 |
| 201 | 508 | 904  | 1402 |
| 202 | 509 | 905  | 1403 |
| 203 | 510 | 906  | 1404 |
| 204 | 601 | 908  | 1405 |
| 205 | 602 | 909  | 1406 |
| 206 | 603 | 910  | 1407 |
| 301 | 604 | 1001 | 1409 |
| 302 | 605 | 1002 | 1501 |
| 303 | 606 | 1003 | 1502 |
| 304 | 607 | 1005 | 1503 |
| 306 | 608 | 1006 | 1504 |
| 307 | 609 | 1007 | 1505 |
| 308 | 610 | 1008 | 1506 |
| 309 | 701 | 1009 | 1507 |
| 310 | 702 | 1010 | 1508 |
| 311 | 703 | 1101 | 1509 |
| 312 | 704 | 1102 | 1510 |
| 313 | 705 | 1103 | 1601 |
| 401 | 706 | 1104 | 1602 |
| 402 | 707 | 1105 | 1603 |
| 403 | 708 | 1106 | 1604 |
| 404 | 709 | 1107 | 1605 |
| 405 | 801 | 1108 | 1606 |
| 406 | 802 | 1109 | 1607 |
| 407 | 803 | 1201 | 1608 |
| 408 | 804 | 1202 | 1609 |
| 409 | 805 | 1203 | PH01 |
| 410 | 806 | 1204 | PH02 |
| 501 | 807 | 1205 | PH03 |
| 502 | 808 | 1206 | PH04 |
| 503 | 809 | 1207 | PH06 |
| 504 | 810 | 1208 |      |
| 505 | 901 | 1209 |      |

**Schedule 2 - Tenants who are Affected by this Order:**

|                                  |                           |
|----------------------------------|---------------------------|
| Ahmad, Amaan                     | Gallant, Danielle         |
| Argote, Daniel                   | Galsim, Jamie             |
| Arruda, Nicholas                 | Ganguly, Shounak          |
| Awisse, Ikram (Yasmine)          | Gelman, Marc              |
| Barbadoro, Jeanne                | Gonzalez, Ernie Martinez  |
| Barbini, Christopher             | Greaves, Tara             |
| Barzilay, Anat                   | Gunduz, Mert              |
| Basharat Ul Hedayet, C M         | Hadley, Kevin             |
| Bell, Stephen                    | Hamilton, Sarah           |
| Billings, Roger                  | Hoang, Thien Thuong       |
| Branislav, Stojanovic            | Hoff, Jucian Wilfried     |
| Brown, Christopher               | Holwell, Elyse            |
| Broytman, Dmitry                 | Hovhannisyan, Lusine      |
| Bryce, Elizabeth                 | Im, Peter                 |
| Caplan, Morton                   | Irvine, Michael           |
| Care, Carley-Ann                 | Ismail, Shosi             |
| Casey, Daniel                    | Jeyapalan, Prazath        |
| Chen, Hillary                    | John, Russell             |
| Chernytska, Alona                | Kaur, Manroop             |
| Citta, Pascal                    | Kobus, Lindsay            |
| Clark, Alexis                    | Kwan, Wai Oi              |
| Cochrane, Caitlin                | Laurencic, Marco          |
| Connell, Virginia                | Lazor, Tom                |
| Costa Honorato, Marcus Vinicius  | Lewry, Megan              |
| Cummings, Owen                   | Lim, Christhel            |
| Da Silveira Fleck, Alan          | Linxuan, Chen             |
| Davidson, Stanley                | Macdonald, Bradley        |
| Davis, Stephen Clarke            | Machtinger, Mitchell      |
| Debrah, Charles                  | Mallavarapu, Akhil        |
| De Carvalho Mauricio, Fabio      | Martins, Rafael           |
| Del Carmen Mancebo Munoz, Esther | McSherry, Brett           |
| Del Pilar Leon Polit, Maria      | Melachroinoudis, Nikolaos |
| De Oliveira, Bruno Esmeraldo     | Minnetyan, Jacob          |
| De Souza, Ian                    | Mirkazemi, Maryam         |
| Diplock, David                   | Mohamed, Abdirahman       |
| Doona, Timothy                   | Morphy, Evan              |
| D Perne, Anne Marie              | Munro, Alberta            |
| Dubovtseva, Mariia               | Na, Hosun                 |
| Edmunds, Jennifer                | Nair, Nimmi Ramesh        |
| Elliott, Megan                   | Neto, Jose Pedretti       |
| Erskine, Kimberley               | Nobari, Niloufar          |
| Ezaley, Georges Emmanuel         | Nuss, Diana               |
| Ezz, Omar                        | Oh, Hyebin                |
| Finn, Sydney                     | Oliveira, Charlles        |
| Francisco, Gwen                  | Ortega, Juan              |
| Francisco, Johnny                | Oz, Berke                 |

Palleguery, Lucien  
Paradis, Evan  
Patel, Harsh  
Patel, Shailaja  
Porter, James  
Power Workers Union  
Rawes, Vaughan  
Rotman, Madeline  
Roy, Seija  
Ruf, Cory  
Sands, Nicholas  
Santana, Henrique  
Satchell, Michael  
Seecharan, Irani  
Seud, Ammar  
Sevilla, Jose  
Shapovalova, Tetiana  
Sherkat, Pichak Sahafzadeh  
Solomon, Ivan  
Sora, Laura  
Stanley, Emily  
Sversky, Alana

Tattrie, Jennifer  
Teixeira, Patrick  
Thomas, Christopher  
Trottier, Holly  
Tso, Marlene  
Ugas, Asmaa  
Umut, Mehmet  
Van Doorn-Rakush, Madison  
Varano, Lisa  
Vasconcelos, Diego  
Vukovic, David  
Weber Wilson, John Octavius  
White, Dianne  
White, Malik  
Wielgosz, Janusz  
Wong, Laura  
Yen, Dillon Lue  
Yogeswaran, Gowry  
Zhao, Weilong  
Zhu, Lin  
Zimmerman, Matthew

**Schedule 3 - Ordered Rent Increase Above the Guideline****First Effective Date of Rent Increase in this Order is May 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 of May 1, 2023 to April 30, 2024 |                            |                                     |                      |                     |
|-------------------------------------------------|----------------------------|-------------------------------------|----------------------|---------------------|
| Rental Unit Address                             | % inc for Cap Exp (Max 3%) | Total Increase (Excludes Guideline) | Weighted Useful Life | Total % for Cap Exp |
| 101, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 102, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 201, 150 Roehampton Avenue                      | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 202, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 203, 150 Roehampton Avenue                      | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 204, 150 Roehampton Avenue                      | 0.25%                      | 0.25%                               | 10                   | 0.25%               |
| 205, 150 Roehampton Avenue                      | 0.80%                      | 0.80%                               | 12                   | 0.80%               |
| 206, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 301, 150 Roehampton Avenue                      | 0.80%                      | 0.80%                               | 12                   | 0.80%               |
| 302, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 303, 150 Roehampton Avenue                      | 0.75%                      | 0.75%                               | 11                   | 0.75%               |
| 304, 150 Roehampton Avenue                      | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 306, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 307, 150 Roehampton Avenue                      | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 308, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 309, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 310, 150 Roehampton Avenue                      | 0.80%                      | 0.80%                               | 12                   | 0.80%               |
| 311, 150 Roehampton Avenue                      | 0.75%                      | 0.75%                               | 11                   | 0.75%               |
| 312, 150 Roehampton Avenue                      | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 313, 150 Roehampton Avenue                      | 0.25%                      | 0.25%                               | 10                   | 0.25%               |
| 401, 150 Roehampton Avenue                      | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 402, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 403, 150 Roehampton Avenue                      | 0.80%                      | 0.80%                               | 12                   | 0.80%               |
| 404, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 405, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 406, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 407, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 408, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 409, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 410, 150 Roehampton Avenue                      | 0.80%                      | 0.80%                               | 12                   | 0.80%               |
| 501, 150 Roehampton Avenue                      | 0.75%                      | 0.75%                               | 11                   | 0.75%               |
| 502, 150 Roehampton Avenue                      | 0.75%                      | 0.75%                               | 11                   | 0.75%               |
| 503, 150 Roehampton Avenue                      | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 504, 150 Roehampton Avenue                      | 0.80%                      | 0.80%                               | 12                   | 0.80%               |
| 505, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 506, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 507, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 508, 150 Roehampton Avenue                      | 0.75%                      | 0.75%                               | 11                   | 0.75%               |
| 509, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 510, 150 Roehampton Avenue                      | 0.80%                      | 0.80%                               | 12                   | 0.80%               |
| 601, 150 Roehampton Avenue                      | 0.25%                      | 0.25%                               | 10                   | 0.25%               |
| 602, 150 Roehampton Avenue                      | 0.80%                      | 0.80%                               | 12                   | 0.80%               |

| For the period of May 1, 2023 to April 30, 2024 |                            |                                     |                      |                     |
|-------------------------------------------------|----------------------------|-------------------------------------|----------------------|---------------------|
| Rental Unit Address                             | % inc for Cap Exp (Max 3%) | Total Increase (Excludes Guideline) | Weighted Useful Life | Total % for Cap Exp |
| 603, 150 Roehampton Avenue                      | 0.75%                      | 0.75%                               | 11                   | 0.75%               |
| 604, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 605, 150 Roehampton Avenue                      | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 606, 150 Roehampton Avenue                      | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 607, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 608, 150 Roehampton Avenue                      | 0.25%                      | 0.25%                               | 10                   | 0.25%               |
| 609, 150 Roehampton Avenue                      | 0.25%                      | 0.25%                               | 10                   | 0.25%               |
| 610, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 701, 150 Roehampton Avenue                      | 0.80%                      | 0.80%                               | 12                   | 0.80%               |
| 702, 150 Roehampton Avenue                      | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 703, 150 Roehampton Avenue                      | 0.75%                      | 0.75%                               | 11                   | 0.75%               |
| 704, 150 Roehampton Avenue                      | 0.25%                      | 0.25%                               | 11                   | 0.25%               |
| 705, 150 Roehampton Avenue                      | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 706, 150 Roehampton Avenue                      | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 707, 150 Roehampton Avenue                      | 0.80%                      | 0.80%                               | 12                   | 0.80%               |
| 708, 150 Roehampton Avenue                      | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 709, 150 Roehampton Avenue                      | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 801, 150 Roehampton Avenue                      | 0.75%                      | 0.75%                               | 11                   | 0.75%               |
| 802, 150 Roehampton Avenue                      | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 803, 150 Roehampton Avenue                      | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 804, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 805, 150 Roehampton Avenue                      | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 806, 150 Roehampton Avenue                      | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 807, 150 Roehampton Avenue                      | 0.75%                      | 0.75%                               | 11                   | 0.75%               |
| 808, 150 Roehampton Avenue                      | 0.75%                      | 0.75%                               | 11                   | 0.75%               |
| 809, 150 Roehampton Avenue                      | 0.25%                      | 0.25%                               | 10                   | 0.25%               |
| 810, 150 Roehampton Avenue                      | 0.80%                      | 0.80%                               | 12                   | 0.80%               |
| 901, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 902, 150 Roehampton Avenue                      | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 903, 150 Roehampton Avenue                      | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 904, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 905, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 906, 150 Roehampton Avenue                      | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 908, 150 Roehampton Avenue                      | 0.75%                      | 0.75%                               | 11                   | 0.75%               |
| 909, 150 Roehampton Avenue                      | 0.25%                      | 0.25%                               | 11                   | 0.25%               |
| 910, 150 Roehampton Avenue                      | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 1001, 150 Roehampton Avenue                     | 0.80%                      | 0.80%                               | 12                   | 0.80%               |
| 1002, 150 Roehampton Avenue                     | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 1003, 150 Roehampton Avenue                     | 0.25%                      | 0.25%                               | 10                   | 0.25%               |
| 1005, 150 Roehampton Avenue                     | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 1006, 150 Roehampton Avenue                     | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 1007, 150 Roehampton Avenue                     | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 1008, 150 Roehampton Avenue                     | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 1009, 150 Roehampton Avenue                     | 0.25%                      | 0.25%                               | 10                   | 0.25%               |
| 1010, 150 Roehampton Avenue                     | 0.80%                      | 0.80%                               | 12                   | 0.80%               |
| 1101, 150 Roehampton Avenue                     | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 1102, 150 Roehampton Avenue                     | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 1103, 150 Roehampton Avenue                     | 0.75%                      | 0.75%                               | 11                   | 0.75%               |
| 1104, 150 Roehampton Avenue                     | 0.80%                      | 0.80%                               | 12                   | 0.80%               |
| 1105, 150 Roehampton Avenue                     | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 1106, 150 Roehampton Avenue                     | 0.80%                      | 0.80%                               | 12                   | 0.80%               |

| For the period of May 1, 2023 to April 30, 2024 |                            |                                     |                      |                     |
|-------------------------------------------------|----------------------------|-------------------------------------|----------------------|---------------------|
| Rental Unit Address                             | % inc for Cap Exp (Max 3%) | Total Increase (Excludes Guideline) | Weighted Useful Life | Total % for Cap Exp |
| 1107, 150 Roehampton Avenue                     | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 1108, 150 Roehampton Avenue                     | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 1109, 150 Roehampton Avenue                     | 0.75%                      | 0.75%                               | 11                   | 0.75%               |
| 1201, 150 Roehampton Avenue                     | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 1202, 150 Roehampton Avenue                     | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 1203, 150 Roehampton Avenue                     | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 1204, 150 Roehampton Avenue                     | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 1205, 150 Roehampton Avenue                     | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 1206, 150 Roehampton Avenue                     | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 1207, 150 Roehampton Avenue                     | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 1208, 150 Roehampton Avenue                     | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 1209, 150 Roehampton Avenue                     | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 1210, 150 Roehampton Avenue                     | 0.80%                      | 0.80%                               | 12                   | 0.80%               |
| 1401, 150 Roehampton Avenue                     | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 1402, 150 Roehampton Avenue                     | 0.75%                      | 0.75%                               | 11                   | 0.75%               |
| 1403, 150 Roehampton Avenue                     | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 1404, 150 Roehampton Avenue                     | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 1405, 150 Roehampton Avenue                     | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 1406, 150 Roehampton Avenue                     | 0.75%                      | 0.75%                               | 11                   | 0.75%               |
| 1407, 150 Roehampton Avenue                     | 0.80%                      | 0.80%                               | 12                   | 0.80%               |
| 1409, 150 Roehampton Avenue                     | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 1501, 150 Roehampton Avenue                     | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 1502, 150 Roehampton Avenue                     | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 1503, 150 Roehampton Avenue                     | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 1504, 150 Roehampton Avenue                     | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 1505, 150 Roehampton Avenue                     | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 1506, 150 Roehampton Avenue                     | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 1507, 150 Roehampton Avenue                     | 0.75%                      | 0.75%                               | 11                   | 0.75%               |
| 1508, 150 Roehampton Avenue                     | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 1509, 150 Roehampton Avenue                     | 0.75%                      | 0.75%                               | 11                   | 0.75%               |
| 1510, 150 Roehampton Avenue                     | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 1601, 150 Roehampton Avenue                     | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 1602, 150 Roehampton Avenue                     | 0.65%                      | 0.65%                               | 11                   | 0.65%               |
| 1603, 150 Roehampton Avenue                     | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 1604, 150 Roehampton Avenue                     | 0.75%                      | 0.75%                               | 11                   | 0.75%               |
| 1605, 150 Roehampton Avenue                     | 0.80%                      | 0.80%                               | 12                   | 0.80%               |
| 1606, 150 Roehampton Avenue                     | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| 1607, 150 Roehampton Avenue                     | 0.80%                      | 0.80%                               | 12                   | 0.80%               |
| 1608, 150 Roehampton Avenue                     | 0.25%                      | 0.25%                               | 11                   | 0.25%               |
| 1609, 150 Roehampton Avenue                     | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| PH01, 150 Roehampton Avenue                     | 0.80%                      | 0.80%                               | 12                   | 0.80%               |
| PH02, 150 Roehampton Avenue                     | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| PH03, 150 Roehampton Avenue                     | 0.95%                      | 0.95%                               | 12                   | 0.95%               |
| PH04, 150 Roehampton Avenue                     | 0.80%                      | 0.80%                               | 12                   | 0.80%               |
| PH06, 150 Roehampton Avenue                     | 0.65%                      | 0.65%                               | 11                   | 0.65%               |

## **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 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 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.