



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-078932-23

In the matter of: 1186 Meadowlands Drive East,
Nepean, Ontario, K2E 6J8

Between: Minto Apartment LP Landlord

And

Refer to attached Schedule 2 Tenants

Minto Apartment 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, Landlord's Agent Chris Adams, and Tenants Diane Boulanger (Unit 103), Sharon Wilson (Unit 301), & Ken Byars (Unit 304).

The Certificate of Service filed by the Landlord on November 05, 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: 105, 201, 203, 210, and 601.

The Certificate of Service filed by the Landlord on November 05, 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: Melyssa Nadeau (Unit 103), Sharodie Norah Jean Jean Charles, Lohan Jean Jean-Charles, & Dieuseul Jean Jean-Charles (Unit 104), Dhenbeel Yousuf Xadi & Warsama Said Warsama (Unit 106), Huda Seid & Said Yousif (Unit 107), Estandley Senexant & Harley Faith Renosier Senexa (Unit 109), Rumana Ahmed (Unit 110), Zeyad Hassan (Unit 206), Darcey Kretzul (Unit 208), Terence Kirby (Unit 209), Ana Moreira Da Sliva (Unit 303), Kimberly Byars (Unit 304), Boulos Kasreen & Katrina Kasreen (Unit 308), Ayesha Akter, Mohammad Alam & Ahmed Alam (Unit 309), Fadumo Abdulrahman & City of Ottawa Rent Supplement

Office (Unit 403), Areej Mahmoud (Unit 407), Lamya Saad (Unit 408), Chantal Rochon (Unit 410), Trevor Melcher (Unit 501), Kayla Cuddihey & Florette Thelland (Unit 504), Declan Odijig (Unit 508), Esenosarumen Eregie (Unit 509), Scarlett McMahon (Unit 510), Muna Bahumaid (Unit 602), Olunadarimi Rotibi & Titoluwani Rotibi (Unit 604), Janice Bellamy (Unit 605), and Miriam Snider (Unit 610).

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 an extraordinary increase in the cost for municipal taxes and charges is 0.74%. This increase is to be taken in the first year.
2. The maximum rent increase above the guideline because of capital expenditures is 0.74%. This increase is for the following capital expenditures:
 - a. Water Efficient Showerheads;
 - b. Garbage Enclosure;
 - c. Elevator Repairs;
 - d. Asphalt Repairs;
 - e. Window Replacement; and,
 - f. Fire Safety Repairs
3. Where the Landlord's application requests an increase of 0.83%, the maximum increase above the guideline for these units is 0.74%. This increase is to be taken in the first year.
4. Where the Landlord's application requests an increase of 0.49%, the maximum increase above the guideline for these units is 0.44%. This increase is to be taken in the first year.
5. Where the Landlord's application requests an increase of 0.36%, the maximum increase above the guideline for these units is 0.32%. This increase is to be taken in the first year.
6. Where the Landlord's application requests an increase of 0.09%, the maximum increase above the guideline for these units is 0.08%. This increase is to be taken in the first year.
7. The weighted useful life for the capital expenditures is as specified on Schedule 3.
8. 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
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:

1186 Meadowlands Drive East, Nepean, Ontario, K2E 6J8

102	403
103	404
104	405
106	406
107	407
108	408
109	409
110	410
202	501
205	502
206	503
207	504
208	505
209	506
301	507
302	508
303	509
304	510
305	602
306	603
308	604
309	605
310	608
401	609
402	610

Schedule 2 - Tenants who are Affected by this Order:

Ahmad, Afrah
Ahmed, Siraj
Alam, Mahbub
Bamatraf, Nahed
Barbosa, Felipe
Bellamy, Brett
Bigras, Candice
Boulanger, Diane
Bragagnolo, Ivano
Bray, Allan
Byars, Carol
Byars, Ken
Charles, L. Shaddai
Cowie, Kevin
Cuddihey, Sean
Culas, Cynde
Day, Val
Eregie, Oghomwenosariemen
Fenelus, Katiana
Froats, Patrick
Gouliquer, Pierre
Green, William Bill
Hagos, Taha
Haile, Genet
Hasan, Alaa
Jean-Charles, Marckline Jean
Johnson, Kyle
Johnson, Vanessa
Kasreen, Hani
Kretzul, Alyssa

Mahmoud, Fedaa
Martin, Amron
Melcher, Devon
Murray, Christina
Negash, Techanew
Ojo, Emmanuel
Omar, Aziza
Ordinario, Marvin
Paulmartin, Brenina
Peng, Yuzhe
Picknell, Andre
Renosier, Marie
Rosales, Eliza
Rotibi, Oreoluwakitan
Saad, Ali
Saad, Dima Jabbour
Saad, Zainab
Sauve, Christopher
Shaker, Sabah
Shapcott, Frank
Singh, Jaspreet
Singh, Ramanpreet
Skerkowski, Tyler
Snider, Amanda
Stadnichenko, Serhii
Thibeault, Margaret
Villeneuve, Melanie Lahaie
Warsama, Mahado Said
Wilson, Sharon
Zimmer, Kathleen

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			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
102, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
103, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
104, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
106, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
107, 1186 Meadowlands Drive East	0.44%	0.44%	13	0.44%
108, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
109, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
110, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
202, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
205, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
206, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
207, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
208, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
209, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
301, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
302, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
303, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
304, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
305, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
306, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
308, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
309, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
310, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
401, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
402, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
403, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
404, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
405, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%

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
406, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
407, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
408, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
409, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
410, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
501, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
502, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
503, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
504, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
505, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
506, 1186 Meadowlands Drive East	0.32%	0.32%	12	0.32%
507, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
508, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
509, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
510, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
602, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
603, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
604, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
605, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
608, 1186 Meadowlands Drive East	0.08%	0.08%	10	0.08%
609, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%
610, 1186 Meadowlands Drive East	0.74%	0.74%	14	0.74%

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.