



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-037780-23

In the matter of: 122 Colborne Street East, Oshawa, Ontario, L1G 7B3

Between: Carriage Hill Corporation c/o Realstar Management Partnership Landlord

And

Refer to attached Schedule 2 Tenants

Carriage Hill Corporation c/o Realstar Management Partnership (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 was held by videoconference on November 25, 2025.

The Landlord's Legal Representative Rachel Mazur, and the Landlord's agents, Camila Nunes, Mike Wirch, and Christopher Zhu were present.

The Tenants from Units 129, 210, 114, and 110 were present during presentation and, only units 129 and 210 participated during the negotiation.

The following units are not covered by this application: 106, 107, 108, 125 and 202.

The Landlord amended the application and removed items 2 to 7 from the capital expenditure list. The application now applies only to front entrance replacements, and the maximum rent increase has been reduced to 2.61%.

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

1. The maximum rent increase above the guideline because of capital expenditures is 2.50%. This increase is for the following capital expenditures:
 - a) Front Entrance Replacements
2. Where the Landlord's application requests an increase of 2.61% the maximum increase above the guideline for these units is 2.50%. This increase to be taken in the first year.

3. The weighted useful life for the capital expenditures is 12.
4. The first effective date of the rent increase above the guideline is August 1, 2023.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 2.50% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken as follows:
 - a. The Landlord may increase the rents charged by 2.50% within the time period of August 1, 2023, to July 31, 2024.
3. The percentage increase set out in paragraph 1 may be taken in addition to the annual guideline in effect on the increase date for the unit.
4. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 90 days of the date of this order.

January 12, 2026
Date Issued

Maryam Cooper
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 3 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:

122 Colborne Street East, OSHAWA, Ontario, L1G 7B3

104	209
105	210
110	212
111	214
112	215
114	216
115	217
116	218
117	219
118	220
120	221
121	222
123	223
124	224
127	225
129	226
203	227
208	229

Schedule 2 - Tenants who are Affected by this Order:

Barrios, Aireen
Bouman, Cody
Burns, Gary
Cogo, Anthony
Croft, Angela
Cuddy, Larry
Docherty, Victoria
Escobar, Omar
Ferris, Lynn
Gerrow, Joshua
Guy, Kayla
Harrison, Sheldon
Hearn, Frank
Hicks, Jessica
Hubbard, Matthew
Jones, Rene
Kelly, Dianne
Knight, Deryk

Leitao, Marshall
Levesque, Nick
Macfarlane, Adam
Marsh, Wayne
Martell, Sherry
Matharu, Devinder
Mcdonald, Carole
Mclean, Daniel
Mitchell, Cheryl
Morrell, Claudia
O'Halloran, Christopher
Pach-Goldin, Kathryn
Part, Natascha
Patel, Ravi
Regular, Celeste
Smith, Candice
Starr, Jackie
Tapp, Shelley

Schedule 3 - 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 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 this order).

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 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 this order).

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.