



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

File Number: LTB-L-037955-23

In the matter of: 50 Second Avenue, Orangeville, Ontario, L9W 3R2
60 Second Avenue, Orangeville, Ontario, L9W 3R2

Between: 2293216 Ontario Limited c/o Briarlane Rental Property Landlord
Management Inc.

And

Refer to attached Schedule 2 Tenants

2293216 Ontario Limited c/o Briarlane Rental Property Management 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 was held by videoconference on November 25, 2025.

The Landlord's Legal Representative Heather Waese, The Landlord's agents Mariana Talvan, and Florina Galvau were present.

The following Tenants from 60 Second Avenue were present, Units 208, 303 and 504.

The following Tenant from 50 Second Avenue was present, Unit 204.

The following units are not covered by this application,

Units 104, 206, 210, 301, 302, 303, 304, and 309 from 50 Second Avenue.

Units 204, 205, 207, 301, 305, 403, 405 and 503 from 60 Second Avenue.

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

1. The maximum rent increase above the guideline because of capital expenditures is 1.05%. This increase is for the following capital expenditures:
 - a) Elevator Modernization
 - b) Fuse Panel Replacement
 - c) Tree Removal
2. Where the Landlord's application requests an increase of 1.12% the maximum increase above the guideline for these units is 1.05%. This increase to be taken in the first year.
3. Where the Landlord's application requests an increase of 0.84% the maximum increase above the guideline for these units is 0.80%. This increase to be taken in the first year.
4. The weighted useful life for the capital expenditures is as calculated by LTB.
5. 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 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 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 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:

50 Second Avenue, Orangeville, Ontario, L9W 3R2

101	207
102	208
103	209
105	211
106	212
107	305
108	306
111	307
201	308
202	310
203	311
204	312
205	

60 Second Avenue, Orangeville, Ontario, L9W 3R2

101	310
102	401
103	402
104	404
201	405
202	406
203	407
206	408
208	409
209	410
210	501
302	502
303	504
304	505
306	506
307	508
308	509
309	510

Schedule 2 - Tenants who are Affected by this Order:

Adsetts, Andrea
Adsetts, David
Agar, Carl
Agar, Ruth
Allen, Daniel
Allen, Robert
Anthony, Susan
Barrett, Jaime
Beaton, Sandra Lee
Begum, Shammi
Bewley, Norma
Blackmore, Gloria
Bowering, Joanne
Caldwell, Hugh
Caldwell, Pat
Cashman, Tom
Cook, Brenda
Cox, Roslyn
Dalley, Bruce
DeSousa, Pam
Dono, Carmita
Drew, Daniel
Dunbar, Jill
Dunbar, John
Dusart, Arthur
Dusart, Brian
Dusart, Marlene
Foreman, Steve
Franks, Arlene
Franks, Russell
Gallagher, John
Golden, Donna
Hammond, Mary
Hawkins, Candace
Henry, Doreen
Hlushko, John
Horton, Marilyn
Hossie, Nancy
Hossie, Paul
Howell, William
Jackson, Cathy
Jones, Chris

Jones, Graham
Kuenzig, Kerry
Lennox, Alex
Lennox, Rita
Maxwell, Earl
Maxwell, Louise
McAndrew, Julie
McConnell, Holly
McLean, Jesse
McMurdo, Gary
Michalsky, Darlene
Molendyk, Cornelia
Morrow, Lorrie
Niejadlik, Margaret
Ong, Chase
Payne, Sacha
Perry, Natasha
Riddell, Danny
Rogers, Ann
Rollings, Mervyn
Sanderson, Susan
Schroeder, Lorna
Simon, Rachelle
Smith, Jane Reid
Smith, Nicholas
Spraggett, Katherine
Staveley, Paul
Staveley, Sheila
Stevenson, Linda
Stoddart, Brian
Stoddart, Sandra
Suite, Superintendent
Thomas, Richard
Traverso, Luke
Watson, William
Wilson, Brent
Wilson, Lorraine
Wood, Malcolm
Zammit, Darlene
Zammit, Emanuel
Zanni, Angela

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is August 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.

Rental Unit Address Name	Period of August 1, 2023 to July 31, 2024		Weighted Useful Life	Total % for Cap Exp
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)		
101, 50 Second Avenue	1.05%	1.05%	15	1.05%
102, 50 Second Avenue	1.05%	1.05%	15	1.05%
103, 50 Second Avenue	1.05%	1.05%	15	1.05%
105, 50 Second Avenue	1.05%	1.05%	15	1.05%
106, 50 Second Avenue	1.05%	1.05%	15	1.05%
107, 50 Second Avenue	1.05%	1.05%	15	1.05%
108, 50 Second Avenue	1.05%	1.05%	15	1.05%
111, 50 Second Avenue	1.05%	1.05%	15	1.05%
201, 50 Second Avenue	1.05%	1.05%	15	1.05%
202, 50 Second Avenue	1.05%	1.05%	15	1.05%
203, 50 Second Avenue	1.05%	1.05%	15	1.05%
204, 50 Second Avenue	1.05%	1.05%	15	1.05%
205, 50 Second Avenue	1.05%	1.05%	15	1.05%
207, 50 Second Avenue	1.05%	1.05%	15	1.05%
208, 50 Second Avenue	1.05%	1.05%	15	1.05%
209, 50 Second Avenue	1.05%	1.05%	15	1.05%
211, 50 Second Avenue	1.05%	1.05%	15	1.05%
212, 50 Second Avenue	1.05%	1.05%	15	1.05%
305, 50 Second Avenue	1.05%	1.05%	15	1.05%
306, 50 Second Avenue	1.05%	1.05%	15	1.05%
307, 50 Second Avenue	1.05%	1.05%	15	1.05%
308, 50 Second Avenue	1.05%	1.05%	15	1.05%
310, 50 Second Avenue	1.05%	1.05%	15	1.05%
311, 50 Second Avenue	1.05%	1.05%	15	1.05%
312, 50 Second Avenue	1.05%	1.05%	15	1.05%
101, 60 Second Avenue	1.05%	1.05%	15	1.05%
102, 60 Second Avenue	1.05%	1.05%	15	1.05%

Rental Unit Address Name	Period of August 1, 2023 to July 31, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
103, 60 Second Avenue	1.05%	1.05%	15	1.05%
104, 60 Second Avenue	1.05%	1.05%	15	1.05%
201, 60 Second Avenue	1.05%	1.05%	15	1.05%
202, 60 Second Avenue	1.05%	1.05%	15	1.05%
203, 60 Second Avenue	1.05%	1.05%	15	1.05%
206, 60 Second Avenue	1.05%	1.05%	15	1.05%
208, 60 Second Avenue	1.05%	1.05%	15	1.05%
209, 60 Second Avenue	1.05%	1.05%	15	1.05%
210, 60 Second Avenue	1.05%	1.05%	15	1.05%
302, 60 Second Avenue	1.05%	1.05%	15	1.05%
303, 60 Second Avenue	1.05%	1.05%	15	1.05%
304, 60 Second Avenue	1.05%	1.05%	15	1.05%
306, 60 Second Avenue	1.05%	1.05%	15	1.05%
307, 60 Second Avenue	1.05%	1.05%	15	1.05%
308, 60 Second Avenue	1.05%	1.05%	15	1.05%
309, 60 Second Avenue	0.80%	0.80%	15	0.80%
310, 60 Second Avenue	1.05%	1.05%	15	1.05%
401, 60 Second Avenue	1.05%	1.05%	15	1.05%
402, 60 Second Avenue	1.05%	1.05%	15	1.05%
404, 60 Second Avenue	1.05%	1.05%	15	1.05%
405, 60 Second Avenue	1.05%	1.05%	15	1.05%
406, 60 Second Avenue	1.05%	1.05%	15	1.05%
407, 60 Second Avenue	1.05%	1.05%	15	1.05%
408, 60 Second Avenue	1.05%	1.05%	15	1.05%
409, 60 Second Avenue	1.05%	1.05%	15	1.05%
410, 60 Second Avenue	1.05%	1.05%	15	1.05%
501, 60 Second Avenue	1.05%	1.05%	15	1.05%
502, 60 Second Avenue	1.05%	1.05%	15	1.05%
504, 60 Second Avenue	1.05%	1.05%	15	1.05%
505, 60 Second Avenue	1.05%	1.05%	15	1.05%
506, 60 Second Avenue	1.05%	1.05%	15	1.05%
508, 60 Second Avenue	1.05%	1.05%	15	1.05%
509, 60 Second Avenue	1.05%	1.05%	15	1.05%
510, 60 Second Avenue	1.05%	1.05%	15	1.05%

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 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 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 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.