



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

**File Number:** LTB-L-043880-23

**In the matter of:** 50 South Forster Park Drive, Oakville, Ontario, L6K 1Y8

**Between:** Fred Hageman's Holdings Ltd. Landlord

**And**

Refer to attached Schedule 2 Tenants

Fred Hageman's Holdings Ltd. (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 November 27, 2025.

The following parties attended the hearing: Landlord's legal representative, Heather Waese, Licenced Paralegal; Part Owner, Ben Hageman; the Landlord's son, Matt Hageman, attended as support for his father; Jeff Plumadore of unit 111; Georgina Grant of unit 207; and Artur Koza of unit 404.

The Certificate of Service filed by the Landlord on October 29, 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: 110, 209, 301, 305, 309, 402, 410, and 505.

The Certificate of Service filed by the Landlord on October 29, 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: Barbara Isaacs, Steve McGurk, and Inez Fraser.

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

1. The maximum rent increase above the guideline because of capital expenditures is 5.18%. This increase is for the following capital expenditures:
  - a. Balcony Restoration & Exterior Wall Repair; and
  - b. Metal Cladding Repairs.
2. The increases above the guideline are 5.18%, and 0.22% as claimed in the Landlord's application. The 5.18% is to be taken as follows: 3% in the first year, and 2.18% in the second year. The 0.22% increase is to be taken in the first year.
3. The weighted useful life for the capital expenditures is as specified on Schedule 3.
4. The first effective date of the rent increase above the guideline is August 15, 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 13, 2026**

**Date Issued**

\_\_\_\_\_  
Joanne Lolato

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 South Forster Park Drive, Oakville, Ontario, L6K 1Y8

|     |     |
|-----|-----|
| 101 | 306 |
| 104 | 307 |
| 105 | 310 |
| 106 | 401 |
| 107 | 403 |
| 109 | 404 |
| 111 | 405 |
| 201 | 406 |
| 202 | 407 |
| 203 | 408 |
| 204 | 409 |
| 205 | 502 |
| 206 | 503 |
| 207 | 504 |
| 208 | 506 |
| 210 | 507 |
| 302 | 509 |
| 303 | 510 |
| 304 |     |

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

Abude, Juana  
Abude, Leo  
Adraincem, Peter  
Baba Eshaq, Banyameen  
Baba Eshaq Eshaq, Eshaq  
Boland, Rose  
Boland, Ted  
Brianne, Hyde  
Caponess, Christian B.  
Carley, Virginia  
Cervantes, Gazel  
Cimpoesiu, Martin  
Comandao, Jossie  
Cuaderno, Alex  
Cuaderno, Mignonette  
Evans, Jennifer  
Evans, Lisa  
Fraser, Alexandria  
Galang, Gerald  
Gerald, Maitland  
Grant, Georgina  
Hudda, Karim  
Isaacs, Ken  
Jacinto, Myrha  
Johnson, Tim  
Koza, Artur  
Labajo, Dorothy Joy  
Marcelo, Tamayo

McDonald, Mike  
McElrea, Faye  
McGovern, Patricia  
McGovern, William  
McGurk, Ellen  
McQuaid, Alex  
Medeiros, Cecilia  
Memorando, Jocelyn  
Narbay-Koza, Evangeline  
Palacio, Marilyn  
Pattison, Jennifer  
Plumadore, Jeff  
Quiming, Juan  
Racelis, Ricmarvin  
Racelis, Rowena  
Rawski, Adam  
Reaume, John  
Romero, Olympia  
Sarcilla, Irma  
Shlaymoon Kandlo, Miri  
Shlimon, Factoria  
Shlimon, Peto  
Siao, Mark Anthony  
Siao, Sharon Joyce  
Tingley, Faye  
Walker, John  
Wall, Suzanne  
Willis, Michael

**Schedule 3 - Ordered Rent Increase Above the Guideline****First Effective Date of Rent Increase in this Order is August 15, 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 15, 2023 to August 14, 2024 |                                     | Period of August 15, 2024 to August 14, 2025 |                                     |                      |                     |
|----------------------------------|----------------------------------------------|-------------------------------------|----------------------------------------------|-------------------------------------|----------------------|---------------------|
|                                  | % inc for Cap Exp (Max 3%)                   | Total Increase (Excludes Guideline) | % inc for Cap Exp (Max 3%)                   | Total Increase (Excludes Guideline) | Weighted Useful Life | Total % for Cap Exp |
| 101, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 104, 50 South Forster Park Drive | 0.22%                                        | 0.22%                               | 0.00%                                        | 0.00%                               | 20                   | 0.22%               |
| 105, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 106, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 107, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 109, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 111, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 201, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 202, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 203, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 204, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 205, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 206, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 207, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 208, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 210, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 302, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 303, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 304, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 306, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 307, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 310, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 401, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 403, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 404, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 405, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |

| Rental Unit Address Name         | Period of August 15, 2023 to August 14, 2024 |                                     | Period of August 15, 2024 to August 14, 2025 |                                     |                      |                     |
|----------------------------------|----------------------------------------------|-------------------------------------|----------------------------------------------|-------------------------------------|----------------------|---------------------|
|                                  | % inc for Cap Exp (Max 3%)                   | Total Increase (Excludes Guideline) | % inc for Cap Exp (Max 3%)                   | Total Increase (Excludes Guideline) | Weighted Useful Life | Total % for Cap Exp |
| 406, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 407, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 408, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 409, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 502, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 503, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 504, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 506, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 507, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 509, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |
| 510, 50 South Forster Park Drive | 3.00%                                        | 3.00%                               | 2.18%                                        | 2.18%                               | 12                   | 5.18%               |

## **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.