



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-066919-23

In the matter of: 8270 Highway 9, New Tecumseth, ON L0G 1T0

Between: Parkbridge Lifestyle Communities Inc. Landlord

and

Refer to attached Schedule 2 Tenants

Parkbridge Lifestyle Communities 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 took place by videoconference on November 19, 2025.

The following parties attended the hearing:

Landlord Parties: Patty Duwyn (Landlord's legal representative), Becky Jepson (Landlord's agent), Crystal Quibell (Landlord's agent) and Rach Perry (Landlord's agent).

Tenant Parties: Bruce Bridgeford (66 Tecumseth Pines Drive/ Designated representative of Tenants' association), Jim Sykes (10 Balsam Court), Raymond Ellis (37 Tecumseth Pines Drive), Brenda Ginson (3 Tecumseth Pines Drive)

The Certificate of Service filed by the Landlord on October 27, 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:

Balsam Court – 4, 7
Cedar Court – 1, 3, 6
Hickory Court – 2, 7
Juniper Court – 1, 2, 6
Pine Tree Court – 8, 9
Tamarack Court – 8, 10
Tecumseth Pines Drive – 2, 16, 72, 99, 107, 109 and 116.

The Certificate of Service filed by the Landlord on October 27, 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:

5 Balsam Court - Heinz Scheelisch
16 Butternut Court – Francesco Tassone
3 Pine Tree Court – Alan Bain
12 Pine Tree Court – Carol Budd
11 Tecumseth Pines Drive – Audrey Thomas
92 Tecumseth Pines Drive – Dorothy Bernard

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

1. The maximum rent increase above the guideline because of capital expenditures is 11.75%. This increase is for the following capital expenditures:
 - a. Bocci Court Roof & Court Replacements;
 - b. Pump Replacement at Lift Station #10;
 - c. Pump (2) Replacement at Lift Station #4;
 - d. Indoor Pool Liner, Stairs, Coping & Filtration System Replacement;
 - e. Pump Replacement at Lift Station #15;
 - f. Pump Replacement in Lift Station #16;
 - g. Float Pump Replacement in Lift Station #12;
 - h. Clubhouse Dishwasher Replacement;
 - i. Pipe Replacement at Lift Station #4; and
 - j. Sewer Line & Backflow Preventer Replacement at Lift Station #20.
2. The parties agreed to exclude the full amounts claimed for capital expenditures 'c', 'f', 'g', 'i' and 50% of amount claimed for capital expenditure 'd', as noted above, for the purposes of calculating the Above Guideline Increase amount.
3. The increases above the guideline are 0.10%, 0.18%, 0.29%, 1.91%, 3.18% and 11.75% as claimed in the Landlord's application. This application is for a land lease residential complex and as such these increases are to be taken in the first year.
4. The weighted useful life for the capital expenditures is as specified on Schedule 3.
5. The first effective date of the rent increase above the guideline is December 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 13, 2026

Date Issued

Diego Fernandez-Stoll

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:**Balsam Court, Tottenham, Ontario, L0G 1W0**

1	5	9
2	6	10
3	8	

Butternut Court, Tottenham, Ontario, L0G 1W0

1	7	10	13	16
3	8	11	14	17
5	9	12	15	18

Cedar Court, Tottenham, Ontario, L0G 1W0

2	5	8
4	7	9

Hickory Court, Tottenham, Ontario, L0G 1W0

1	5	9
3	6	10
4	8	11

Juniper Court, Tottenham, Ontario, L0G 1W0

3	7
4	8
5	

Pine Tree Court, Tottenham, Ontario, L0G 1W0

1	4	7	12
2	5	10	13
3	6	11	

Pineview Court, Tottenham, Ontario, L0G 1W0

2	6
3	7
4	8
5	

Tamarack Court, Tottenham, Ontario, L0G 1W0

1	6	13
2	7	14
3	9	15
4	11	16
5	12	

Tecumseth Pines Drive, Tottenham, Ontario, L0G 1W0

1	18	37	50	64	80	98	118
3	20	38	52	65	81	100	119
4	21	39	53	66	82	101	120
5	22	40	54	67	83	102	121
6	24	41	55	73	84	103	122
8	26	42	56	74	85	105	123
9	28	43	59	75	87	112	124
10	29	44	60	76	92	113	125
11	32	45	61	77	93	114	126
13	34	46	62	78	95	115	127
15	36	48	63	79	97	117	129

Schedule 2 - Tenants who are Affected by this Order:

Abernethy, Ron	Carson, Gail	Francis, David
Acker, Susan	Carson, Robert	Francis, Margaret
Adloff, Donna	Cashmore, Barbara	Fraser, Dominique
Adloff, Hartmut	Chalmers, Elizabeth	Fraser, John
Amini, Mahnaz	Chalmers, William	Fromow, Geoffrey
Anderson, Gwendoleen	Cheeseman, John	Fromow, Jean
Anderson, John	Chiella, Michael	Frost, Charles
Anderson, Marilyn	Chiella, Rosa	Frost, Johanna
Arbour, David	Clarke, George	Fumagalli, Elena
Arkwell, Richard	Clarke, Marilyn	Gammon, June
Arnold, Irene	Colburn, Robert	Gatta, Nilio
Arnott, John	Cole, Edward	Gemmill, Christopher
Arseneau, Evelyn	Cole, Rosemary	Gilkes, Clarence
Arseneau, Gerald	Corrigan, Audrey	Gilkes, Judith
Ash, Beverley	Corrigan, Shawn	Ginson, Brenda
Ash, William	Cotterchio-Milligan, Barbara	Ginson, Brian
Bacci, Roger	Cragg, Patricia	Goll, David
Baddeley, Karen	Cragg, William	Good, Wesley
Bain, Audrey	Cripps, Olive	Grice, Adrian
Baldesarra, Giacomo	D'Amato, Alec	Grice, Margaret
Baldesarra, Giovanna	D'Amato, Loretta	Grieves, James
Ball, Joan	Davies, Doreen	Grieves, Jeannette
Ball, Tom	Degagne, Michael	Groves, Nadine
Banks, Daniel	Degagne, Shelley	Groves, Ross
Banks, May	Demchuk, Colleen	Hall, Christine
Barbour, Christina	Demchuk, Russel	Hall, John
Bates, Deborah	DeMontmorency, Catharine	Hall, Michael
Bershitsky, Tatyana	DeMontmorency, Martin	Hamel, Pierre
Bershitsky, Theodor	Devarennas, Eric	Heenan, Ronald
Bidwell, Sandra	Devarennas, Sherrill	Heijdemann, Maria
Bidwell, Walter	Dibiase, Maurizio	Heijdemann, Robert
Bondi, Rita	Diederichs, Patricia	Hermanns, Frank
Brake, Ernest	Dudley, Frank	Hewitt, Joan
Brake, Vangie	Easterling, Elizabeth	Hobson, Steven
Bridgeford, Bruce	Edmonds, Erica	Hoffman, Susan
Bryan, Darcy	Edmonds, Ronald	Hofmann, Harry
Bryan, Monica	Ellis, Raymond	Hofmann, Yvonne
Budd, Dallas	Ellsmere, Diane	Holden, Laurence
Burzynski, Tomasz	Ellsmere, James	Holden, Marilyn
Butler, Lynn	Fairbairn, Dianne	Howley, Tom
Callaghan, Nancy	Farley, Donald	Hunter, Basil
Campbell, Dennis	Farley, Marilyn	Hunter, Margo
Campbell, Glynis	Fortier, Ronald	Hunter, Nancy
Carey, Dorothy	Fortier, Shelba	Hunter, William

Jones, Allan
Jones, Ilona
Jones, Ronald
Jones, Shirley
Kitchen, Diane
Ladner, Clare
Laidlaw, Patricia
Lanno, Andrea
Lees, Coby
Lees, John
Lewis, Carolyn
Lonesberry, Carolyn
Lonesberry, Garnet
Lynar, Hugh
MacKay, Helen
Magnusson, Don
McCallum, Ann
McCallum, Keith
McDowell-Childs, Barbara
McElroy, Joan
McKay, Eileen
McMullen, Elizabeth
McRobb, Gillian
McRobb, John
Meyer, Judy
Mihalciuc, Dan
Mihalciuc, Maria
Miller, Stephen
Mindlin, Byron
Mindlin, Joan
Morton, Peggy
Mossey, Mary Lynn
Murchison, Lynda
Musina, Joanne
Musina, Joanne
Nagy, Katharina
O'Doherty, Alan
Outram, Ronald
Pannozzo, Deborah
Pannozzo, Gary
Paterson, Lynne
Patterson, Hilda

Pearson, Mary
Pearson, Rocci
Pedri, Karen
Pedri, Richard
Peregrine, Marilyn
Pollak, Steven
Poole-Lawrie, Lynne
Pugh, June
Rayner, Mark
Rayner, Norma
Rollich, Judy
Rudnicki, John
Rudnicki, Mary Anna
Ruffolo, Luigi
Ruffolo, Roberta
Russell, Andrea
Russell, John
Salisbury, Edward
Savoy, Patricia
Scheelisch, Sonja
Schulwitz, Erna
Scotney, Eva
Scott, Alex
Scott, Sandra
Seed, Michael
Smith, Denise
Smith, Marilyn
Smith, Marisa
Smith, Peter
South, Audrey
South, Christopher
Spinazza, Antonio
Spinazza, Helga
Squires, Jean
Squires, Terence
Steel, David
Stevenson, Elma
Stevenson, James
Stirling, Dorothy
Stirling, Joseph
Stokes, Allen
Stokes, Elizabeth

Stormgaard, Hanne
Stormgaard, Jorgen
Struthers, Carol
Stuart, Karen
Sykes, Eva
Sykes, Jim
Synard, Kenneth
Synyard, Louise
Tassone, Donata
Taveira, Tony
Taylor, Melanie
Tetlock, Donna
Tetlock, Robert
Thain, Lynda
Thain, Russ
Thom, Douglas
Thomas, Kenneth
Thompson, Beryl
Tobler, Elfriede
Upward, Ruth
Van Dusen, James
Van Dusen, Margaret
Velema, Clara
Vogan, Bridget
Vogan, Kenneth
Volk, Doris
Volk, George
Wallace, David
Wallace, Maureen
Wells, Rita
West, Michael
Westberg, Linnea
Westlake, Darlene
Westlake, Wayne
Wheeler, Domenica
Wheeler, Malcolm
Willerton, Doreen
Willerton, Robert
Williams, Christine
Williams, Kevin
Witham, Bill
Wood, Elizabeth

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is December 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 December 1, 2023 to November 30, 2024				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1 Balsam Court	0.29%	0.29%	18	0.29%
2 Balsam Court	0.29%	0.29%	18	0.29%
3 Balsam Court	0.29%	0.29%	18	0.29%
5 Balsam Court	0.29%	0.29%	18	0.29%
6 Balsam Court	0.29%	0.29%	18	0.29%
8 Balsam Court	0.29%	0.29%	18	0.29%
9 Balsam Court	0.29%	0.29%	18	0.29%
10 Balsam Court	0.29%	0.29%	18	0.29%
1 Butternut Court	0.29%	0.29%	18	0.29%
3 Butternut Court	0.29%	0.29%	18	0.29%
5 Butternut Court	0.29%	0.29%	18	0.29%
7 Butternut Court	0.18%	0.18%	10	0.18%
8 Butternut Court	0.29%	0.29%	18	0.29%
9 Butternut Court	0.29%	0.29%	18	0.29%
10 Butternut Court	3.18%	3.18%	11	3.18%
11 Butternut Court	0.29%	0.29%	18	0.29%
12 Butternut Court	3.18%	3.18%	11	3.18%
13 Butternut Court	3.18%	3.18%	11	3.18%
14 Butternut Court	3.18%	3.18%	11	3.18%
15 Butternut Court	3.18%	3.18%	11	3.18%
16 Butternut Court	3.18%	3.18%	11	3.18%
17 Butternut Court	3.18%	3.18%	11	3.18%
18 Butternut Court	3.18%	3.18%	11	3.18%
2 Cedar Court	0.29%	0.29%	18	0.29%
4 Cedar Court	0.29%	0.29%	18	0.29%
5 Cedar Court	0.29%	0.29%	18	0.29%
7 Cedar Court	0.29%	0.29%	18	0.29%
8 Cedar Court	0.29%	0.29%	18	0.29%
9 Cedar Court	0.29%	0.29%	18	0.29%
1 Hickory Court	0.29%	0.29%	18	0.29%
3 Hickory Court	0.29%	0.29%	18	0.29%
4 Hickory Court	0.29%	0.29%	18	0.29%
5 Hickory Court	0.29%	0.29%	18	0.29%
6 Hickory Court	0.29%	0.29%	18	0.29%
8 Hickory Court	0.29%	0.29%	18	0.29%
9 Hickory Court	0.29%	0.29%	18	0.29%
10 Hickory Court	0.29%	0.29%	18	0.29%
11 Hickory Court	0.29%	0.29%	18	0.29%
3 Juniper Court	0.29%	0.29%	18	0.29%
4 Juniper Court	0.29%	0.29%	18	0.29%

For the period of December 1, 2023 to November 30, 2024				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
5 Juniper Court	0.29%	0.29%	18	0.29%
7 Juniper Court	0.29%	0.29%	18	0.29%
8 Juniper Court	0.00%	0.00%	0	0.00%
1 Pine Tree Court	0.29%	0.29%	18	0.29%
2 Pine Tree Court	0.29%	0.29%	18	0.29%
3 Pine Tree Court	0.29%	0.29%	18	0.29%
4 Pine Tree Court	0.29%	0.29%	18	0.29%
5 Pine Tree Court	0.29%	0.29%	18	0.29%
6 Pine Tree Court	0.29%	0.29%	18	0.29%
7 Pine Tree Court	0.29%	0.29%	18	0.29%
10 Pine Tree Court	0.29%	0.29%	18	0.29%
11 Pine Tree Court	0.29%	0.29%	18	0.29%
12 Pine Tree Court	0.29%	0.29%	18	0.29%
13 Pine Tree Court	0.29%	0.29%	18	0.29%
2 Pineview Court	0.29%	0.29%	18	0.29%
3 Pineview Court	0.29%	0.29%	18	0.29%
4 Pineview Court	0.29%	0.29%	18	0.29%
5 Pineview Court	0.29%	0.29%	18	0.29%
6 Pineview Court	0.29%	0.29%	18	0.29%
7 Pineview Court	0.29%	0.29%	18	0.29%
8 Pineview Court	0.29%	0.29%	18	0.29%
1 Tamarack Court	11.75%	11.75%	20	11.75%
2 Tamarack Court	11.75%	11.75%	20	11.75%
3 Tamarack Court	11.75%	11.75%	20	11.75%
4 Tamarack Court	11.75%	11.75%	20	11.75%
5 Tamarack Court	11.75%	11.75%	20	11.75%
6 Tamarack Court	11.75%	11.75%	20	11.75%
7 Tamarack Court	11.75%	11.75%	20	11.75%
9 Tamarack Court	11.75%	11.75%	20	11.75%
11 Tamarack Court	11.75%	11.75%	20	11.75%
12 Tamarack Court	11.75%	11.75%	20	11.75%
13 Tamarack Court	11.75%	11.75%	20	11.75%
14 Tamarack Court	11.75%	11.75%	20	11.75%
15 Tamarack Court	11.75%	11.75%	20	11.75%
16 Tamarack Court	11.75%	11.75%	20	11.75%
1 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
3 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
4 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
5 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
6 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
8 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
9 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
10 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
11 Tecumseth Pines Drive	11.75%	11.75%	20	11.75%
13 Tecumseth Pines Drive	11.75%	11.75%	20	11.75%
15 Tecumseth Pines Drive	11.75%	11.75%	20	11.75%
18 Tecumseth Pines Drive	11.75%	11.75%	20	11.75%
20 Tecumseth Pines Drive	11.75%	11.75%	20	11.75%
21 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%

For the period of December 1, 2023 to November 30, 2024				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
22 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
24 Tecumseth Pines Drive	0.00%	0.00%	0	0.00%
26 Tecumseth Pines Drive	0.18%	0.18%	10	0.18%
28 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
29 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
32 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
34 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
36 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
37 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
38 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
39 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
40 Tecumseth Pines Drive	0.10%	0.10%	10	0.10%
41 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
42 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
43 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
44 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
45 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
46 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
48 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
50 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
52 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
53 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
54 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
55 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
56 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
59 Tecumseth Pines Drive	1.91%	1.91%	12	1.91%
60 Tecumseth Pines Drive	1.91%	1.91%	12	1.91%
61 Tecumseth Pines Drive	1.91%	1.91%	12	1.91%
62 Tecumseth Pines Drive	1.91%	1.91%	12	1.91%
63 Tecumseth Pines Drive	1.91%	1.91%	12	1.91%
64 Tecumseth Pines Drive	0.10%	0.10%	10	0.10%
65 Tecumseth Pines Drive	1.91%	1.91%	12	1.91%
66 Tecumseth Pines Drive	1.91%	1.91%	12	1.91%
67 Tecumseth Pines Drive	1.91%	1.91%	12	1.91%
73 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
74 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
75 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
76 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
77 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
78 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
79 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
80 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
81 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
82 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
83 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
84 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
85 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
87 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
92 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%

For the period of December 1, 2023 to November 30, 2024				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
93 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
95 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
97 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
98 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
100 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
101 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
102 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
103 Tecumseth Pines Drive	0.00%	0.00%	0	0.00%
105 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
112 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
113 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
114 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
115 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
117 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
118 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
119 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
120 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
121 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
122 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
123 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
124 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
125 Tecumseth Pines Drive	0.00%	0.00%	0	0.00%
126 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
127 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%
129 Tecumseth Pines Drive	0.29%	0.29%	18	0.29%

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.