



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-039404-23

In the matter of: 75 Bold Street, Hamilton, Ontario, L8P 1T7

Between: 6965083 CANADA INC. Landlord
c/o BENTALLGREENOAK (CANADA)

and

Refer to attached Schedule 2 Tenants

6965083 CANADA INC. c/o BENTALLGREENOAK (CANADA)., (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 10, 2025.

The following parties attended the hearing on behalf Landlord: Ms. Rachel Mazur, Landlord representative, Ms. Agnelli, and Ms. Rampersad, Property manager.

The following Tenants attended the hearing: Mr. Trott, Unit #1103, Mr. McAvoy, Unit #1009, Ms. Thackeray, Unit #306.

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

1. The maximum allowable increase above the guideline because of capital expenditures was 2.43%. At the Case Management Hearing the Landlord acknowledged receiving a rebate which was applied, reducing the cost of the capital expenditure from \$478,447.00 down to \$454,024.99. The allowable percentage increase is to be reduced from 2.43% down to 2.31%. This increase is for the following capital expenditure:
 - a. Boiler Replacement.
2. Where the Landlord's application requests an increase of 2.43%, the maximum increase above the guideline for these units is reduced to 2.10%. This increase to be taken in the first year.
3. The weighted useful life for the capital expenditure is 15 years.
4. The first effective date of the rent increase above the guideline is August 15, 2023.
5. The reconciliation period is set at 120 days.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 2.10% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken within the time period of August 15, 2023 to August 14, 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 120 days of the date of this order.

January 14, 2026

Date Issued


Suzy Franklyn

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 3 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

201	507	809	1401
202	508	901	1402
203	601	903	1403
206	602	906	1404
208	605	907	1406
209	606	908	1501
301	607	1002	1502
302	608	1003	1504
304	609	1004	1505
306	702	1005	1506
308	703	1007	1601
402	704	1008	1602
403	707	1009	1604
404	708	1102	1605
405	709	1103	PH01
406	801	1104	PH02
407	803	1105	PH03
408	804	1106	PH04
501	805	1108	PH05
503	806	1201	
504	807	1205	
506	808	1206	

Schedule 2 - Tenants who are Affected by this Order:

(Susan) Harvey, Leslie Ann
Albertini, Boyd Joseph
Ames, John
Anaya Athehortua, Osvaldo Jose
Balogh, Paul
Beni, Ali Heydari
Bennett, Heath
Blenkhorn, Jesse
Botten, Glenda
Brock, Robert
Brown, Marianne
Browne, Michele
Bruce, Naomi
Buchholz, Robert
Buma, Marjie
Butlin, George
Cabrera, Fernando
Carr, James
Chan, Shuk-Ling
Day, Donna
Day, Sharron
Duchesne, Yvonne
Elkaranshaw, Ahmad Hesham
Elliott, Helen
Estey, Jason
Gibbs, James
Greening, Barbara
Gualtieri, Phillip
Guo, Selina
Hasan, Md. Roshidul
Hou, Yazhi
Inthiran, Mangaladevi
Karn, Sajan Kumar
Kazari, Gizella
Khan, Muhammad Ahsanullah
Komadinic, Gordana
Kydd, David
Laleye, Oluwatobiloba
Lanjan, Amirmasoud
Lemke, Harold G
Lin Gray, Hai Yu
Liu, Lorry
Lozano Castaneda, Laura Steffania

Mcavoy, Ian
Mcinnis, Robert
Mcneil, Michael
Mohamed, Aweis Ibrahim
O'brien, Peter
O'Neill, Edward
O'Neill, Edward Joseph
Pan, Yue
Peacefull, Michael
Pefianco, Salvacion Chan
Popek, Steven
Pushpaharan, Abithagii
Rastgoo, Behnam
Royle, Molly
Ruiz Nieto, Lina Maria
Saadi, Ahmad
Safaei, Ali
Sawatzky, Allison
Sawatzky, Amy
Sengupta, Joy Deep
Shahbazi, Majid
Shannon, Cali
Smethurst, Nona
Sonke, Nellie
Spears, Stephanie Michelle
Sutton, Robert
Thackeray, Janine
Thom, Cathy
Thompson, William
Trott, Christopher
Tshibwabwa, Theo
Vella, Anthony
Vosoughi, Shiva
Vu Trinh, Patrick Quoc
Ward, Randy Raymond
Whitehead, Elizabeth
Yadav, Shashinder
Zarate, Gabriel
Zhang, Peng
Zhang, Tinghao
Zheng, Miao
Zhu, Hongjin
Zupan-Morris, Kathy

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 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 the 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 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 the 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.