



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-066964-23-C

In the matter of: 470 Dundas Street, London ON N6B 1G6

Between: Meddco Properties Inc. Landlord

and

Refer to attached Schedule 2 Tenants

Meddco Properties 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 December 1, 2025.

The following parties attended the hearing: Milan Seres – Landlord's Legal Representative; and several Tenants.

The Certificate of Service filed by the Landlord on November 6, 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: 201, 204, 207, 302, 305, 306, 308, 402, 405, 501, 502, 504, 507, 602, 607, 701, 704, 705, 709, 801, 805, 807, 808, 809, 905, 907, 909, and B4.

The Certificate of Service filed by the Landlord on November 6, 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 these Tenants. 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: Joanna Ross, Janelle Desormeaux and Andre Gareau.

The Tenant of Unit 503 withdrew from the Case Management Hearing proceeding and decided they wanted a hearing to consider the merits of the application. As such, this Tenant is no longer a participant in the Case Management Hearing proceeding and is not a party to this consent order. A Merits hearing for this Tenant will be scheduled for a future date and only the Landlord and the Tenant of Unit 503 will receive a copy of the Notice of Hearing and the order arising from the merits hearing.

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

1. The maximum rent increase above the guideline because of capital expenditures is 2.20%. This increase is for the following capital expenditures:
 - a. Boiler Replacement;
 - b. Elevator Repair and Modernization; and
 - c. Parking Lot Repaving.
2. Where the Landlord's application requests an increase of 2.41%, the maximum increase above the guideline for these units is 2.20%. This increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 0.51%, the maximum increase above the guideline for these units remains at 0.51%. This increase is to be taken in the first year.
4. Where the Landlord's application requests an increase of 0.12%, the maximum increase above the guideline for these units remains at 0.12%. This increase is to be taken in the first year.
5. The weighted useful life for the capital expenditures is as specified on Schedule 3.
6. The first effective date of the rent increase above the guideline is September 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 14, 2026
Date Issued

Angela McLaughlin
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:

203	601
206	603
208	604
209	605
301	606
303	609
304	706
307	708
401	802
406	803
407	804
408	806
409	902
505	903
506	906
509	1001

Schedule 2 - Tenants who are Affected by this Order:

Alkhamisi, Mahdi	Miller, Wade
Amaral, Jason	Negasi, Widase
Amaral, Silvio	Negro, Andrew Del
Arnold, Rosemary	Ngwenya, Jordan
Bailey, Christine	Norman, Jayne
Bailey, Laverne	Norman, Michael
Bailey, Lisa	Panaritis, Efthemia Nicole
Borroto, Rochet Pazo	Rankine, Amber
Breen, Mike	Saunders, David
Dhimogjini, Fotag	Sparling, Tom
Ferretto, Gabriella	Stack, Thomas
Ferretto, Silvano	Thorup, Marianee
Foley, Michael	Tuharyna, Mykola
Gall, Amanda	Tuharyna, Natalya
Gardiner, Barbara	Vanderwerff, Ashlee
Gareau, Jason	Van Gorp, Cornelia
Helmer, David	Van Gorp, William
Johnson, Kevin	Wakonig, Brian
Jones, Madison	Wieringa, Kip
Kirk, Donna	Wood, Trivia
Lambert, Craig	Younes, Rami Ben
Macleod, Leith	Zhang, Ali
Meyer, Alyssa Joanna	Zianko, Vitallii

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is September 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 September 1, 2023 to August 31, 2024				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
203, 470 Dundas Street	2.20%	2.20%	18	2.20%
206, 470 Dundas Street	2.20%	2.20%	18	2.20%
208, 470 Dundas Street	2.20%	2.20%	18	2.20%
209, 470 Dundas Street	2.20%	2.20%	18	2.20%
301, 470 Dundas Street	2.20%	2.20%	18	2.20%
303, 470 Dundas Street	2.20%	2.20%	18	2.20%
304, 470 Dundas Street	2.20%	2.20%	18	2.20%
307, 470 Dundas Street	2.20%	2.20%	18	2.20%
401, 470 Dundas Street	2.20%	2.20%	18	2.20%
406, 470 Dundas Street	2.20%	2.20%	18	2.20%
407, 470 Dundas Street	2.20%	2.20%	18	2.20%
408, 470 Dundas Street	2.20%	2.20%	18	2.20%
409, 470 Dundas Street	2.20%	2.20%	18	2.20%
505, 470 Dundas Street	2.20%	2.20%	18	2.20%
506, 470 Dundas Street	2.20%	2.20%	18	2.20%
509, 470 Dundas Street	2.20%	2.20%	18	2.20%
601, 470 Dundas Street	0.12%	0.12%	15	0.12%
603, 470 Dundas Street	2.20%	2.20%	18	2.20%
604, 470 Dundas Street	2.20%	2.20%	18	2.20%
605, 470 Dundas Street	2.20%	2.20%	18	2.20%
606, 470 Dundas Street	2.20%	2.20%	18	2.20%
609, 470 Dundas Street	2.20%	2.20%	18	2.20%
706, 470 Dundas Street	0.51%	0.51%	15	0.51%
708, 470 Dundas Street	2.20%	2.20%	18	2.20%
802, 470 Dundas Street	2.20%	2.20%	18	2.20%
803, 470 Dundas Street	2.20%	2.20%	18	2.20%
804, 470 Dundas Street	2.20%	2.20%	18	2.20%
806, 470 Dundas Street	2.20%	2.20%	18	2.20%
902, 470 Dundas Street	2.20%	2.20%	18	2.20%
903, 470 Dundas Street	2.20%	2.20%	18	2.20%
906, 470 Dundas Street	2.20%	2.20%	18	2.20%
1001, 470 Dundas Street	2.20%	2.20%	18	2.20%

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.