



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-080205-23

In the matter of: 1218 Meadowlands Drive E, Nepean, Ontario, K2E 6K1

Between: Minto Multi-Res Inc 1, LP

Landlord

and

Refer to attached Schedule 2

Tenants

Minto Multi-Res Inc 1, LP (the 'Landlord') applied to the Landlord and Tenant Board 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 (CMH) by video conferencing was held for this application on December 8, 2025, at 9:00am. The following parties attended the CMH: Landlord Legal Representative, David Lyman and Matthew Trottier, Property Manager. There were also two Tenants in attendance.

As per the Landlord's certificate of service filed on November 11, 2025, a number of individual Tenants were not served with the Notice of Hearing and have been removed as parties to the application.

As per the Landlord's certificate of service filed on November 11, 2025, a number of units were not served with the Notice of Hearing and have been removed as parties to the application.

At the Case Management Hearing, the parties agreed to the following claim for capital expenditures:

1. The maximum rent increase above the guideline because of capital expenditures is **2.25%**. This negotiated increase includes adjustments based on the following capital expenditures:
 - a) DWH Boilers & Ventilation
 - b) Water Conservation Project
 - c) Foundation Repairs
 - d) Fire Safety Repairs
 - e) Asphalt Repairs
 - f) Light Post
 - g) Common Areas Renovations:
(Laundry Room, Basement,
Elevator Cab Flooring, Painting)

2. Where the Landlord requested an increase of 2.36%, the maximum increase above the guideline for these units is **2.25%**. This increase will be taken in year 1.
3. Where the Landlord requested an increase of 2.31%, the maximum increase above the guideline for these units is **2.25%**. This increase will be taken in year 1.
4. Where the Landlord requested an increase of 1.56%, the maximum increase above the guideline for these units is **1.53%**. This increase will be taken in year 1.
5. Where the Landlord requested an increase of 0.94%, the maximum increase above the guideline for these units is **0.92%**. This increase will be taken in year 1.
6. The first effective date of the rent increase above the guideline on this application is **January 1, 2024**.
7. The weighted useful life for the capital expenditures is as set out on the Schedule 3.

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 becomes due in addition to the annual guideline in effect on the increase date for the unit.
3. The Landlord or the Tenant 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 15, 2026

DATE Issued

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

**C. M. Landon, Hearing Officer,
Landlord and Tenant Board**

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:

1218 Meadowlands Drive E, Nepean, Ontario, K2E 6K1

0004	0309
0005	0310
0006	0402
0101	0404
0102	0406
0104	0407
0105	0408
0106	0410
0107	0501
0108	0502
0109	0503
0110	0504
0202	0505
0203	0506
0204	0507
0205	0509
0206	0510
0207	0601
0208	0602
0301	0603
0302	0604
0304	0606
0305	0607
0306	0608
0307	0609
0308	0610

Schedule 2 - Tenants who are Affected by this Order:

Ahmed, Jasmin	Kuznetsov, Ivan
Akadi, David	Larocque, Marguerite
Ali Esmael, Fanda	Larocque, Sonya
Balsdon, Veronica	Lewis, Lisa
Bellang, Faustina	Lisak, Zofia
Bhosle, Khyati	Lopez, Madaleine
Bloom, Stephanie	Masicap, Mary Jane
Brar, Maninderjeet	McLean, Christopher
Bwiza, Claire	Mhammed Abubeker, Kalid
Diriye, Yousuff	Mohammed Abrar, Syed
Dougald, Mason James	Nguyen, An
Draper, Elizabeth	Obeidallah, Ahmad
Eddy, Shannon	Onopko, Serhii
Escamilla, Carlos	Paquette, Fernand
Fitzpatrick, Alyxzandra	Patel, Jay
Fitzpatrick, Jeffrey	Regan, Bonnie
Fudge, Alexander	Rivera-Rosales, Maribel
Garavito Camacho, Leticia	Robertson, Christopher
Garrett, Geoffrey	Shah, Aditya
Ghafari, Ali Sina	Shah, Jyot
Gupta, Muskan	Sharma, Prakriti
Hashimi, Fauzia	Sharma, Shyna
Holganza, Alwadiza	Sheth, Purvang
Hyacinth, Peggy	Singh, Sagarika
Ibrahim Utuban, Kedija	Soyinka, Busayo
Ifta, Adhanom	Sukhadia, Kena
Igot, Archie	Tekeste, Solomon
Issac, Nimo	Tetzlaff, Catharine
Jheete, Jaspreet Singh	Thakkar, Suraj
Johnston, Chad	Tshibaka, Jean Claude
Kadem, Mohamed	Vandusen, Amy-Lynn
Kaur, Amandeep	Witt, Brenda
Kaur, Jeevanpreet	Yang, Jianshuang
Khamis, Nawras	Yasol, Floren Michael

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is January 1, 2024**

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 January 1, 2024 to December 31, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
004, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
005, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
006, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
101, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
102, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
104, 1218 Meadowlands Drive E	1.53%	1.53%	13	1.53%
105, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
106, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
107, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
108, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
109, 1218 Meadowlands Drive E	0.92%	0.92%	11	0.92%
110, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
202, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
203, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
204, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
205, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
206, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
207, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
208, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
301, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
302, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
304, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
305, 1218 Meadowlands Drive E	1.53%	1.53%	13	1.53%
306, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
307, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
308, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%

Rental Unit Address Name	Period of January 1, 2024 to December 31, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
309, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
310, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
402, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
404, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
406, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
407, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
408, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
410, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
501, 1218 Meadowlands Drive E	1.53%	1.53%	13	1.53%
502, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
503, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
504, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
505, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
506, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
507, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
509, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
510, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
601, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
602, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
603, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
604, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
606, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
607, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
608, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
609, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%
610, 1218 Meadowlands Drive E	2.25%	2.25%	14	2.25%

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 2024 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 2024 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.