



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

File Number: LTB-L-039406-23

In the matter of: 93 Bold Street, Hamilton, Ontario, L8P 1T8

Between: 6965083 Canada Inc. c/o Bentallgreenoak Landlord
(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 11, 2025.

The following individuals attended the hearing: Rachel Mazur, legal representative for the Landlord; Tamara Rampersad and Kelly Grant, agents for the Landlord; and the Tenants, Judith Keller representing her husband, Edward Keller, Chris Stelmack, Lori Stemmler, Matti Antti Antero Uitto, and Donna McCallum.

A request to amend an application was filed by the Landlord on December 4, 2025, to withdraw the Tenants from unit 202, Michael Deady and Nicola Owen. 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 Unit 202.

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

1. The maximum rent increase above the guideline because of capital expenditures is 6.75%. This increase is for the following capital expenditures:
 - a. Balcony Guard Replacement; and
 - b. Boiler Replacement
2. Where the Landlord's application requests an increase of 9.39% and 13.00%, the maximum increase above the guideline for these units is 6.75%. This increase is to be taken as follows: 3.00% in the first year; 3.00% in the second year; 0.75% in the third 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 180 days of the date of this order.

January 15, 2026
Date Issued

Sarah Visnovec
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:

93 Bold Street, Hamilton, Ontario, L8P 1T8

201	801
203	802
205	803
301	805
302	806
303	901
304	902
306	903
401	904
402	905
403	906
404	1001
405	1002
406	1003
501	1004
502	1005
504	1006
505	1101
506	1102
601	1103
602	1105
603	1106
604	1201
605	1202
606	1205
701	1206
702	PH1
703	PH2
704	PH3
705	PH4
706	PH6

Schedule 2 - Tenants who are Affected by this Order:

Adkins, Hazel
Alamiry, Ali
Anger, Linda
Antero Uitto, Matti Antti
Arnold, John
Biasi, Stefano Armando
Birrell, Jennifer
Butcher, Walter Edwin
Carnie, Bruce
Crombie, Barry Oliver
Cudmore-Kear, Christine
Degner, Clifford
Dekanyne, Jen
Depaolo, Richard Ernest
Du, Heng
Dykman, Nancy
Elene Lam, Yee Ling
Gamelo, Nora Naval
Grandfield, Edward
Grywacheski, Karen
Gulyas, Andrea Elizabeth
Hamdan, Hasnaa
Hassan Nassar, Omar Khaled
Hayes, George
Higgins, Jeffrey Brian
Jantzi, John Brian
Johnson, Mike
Keenan, Marie
Keller, Edward
Kelly, Ann Marie
Kilic, Murat

Lyons Cooper, Marie L
Mackay, Alana
Mccallum, Donna
Mladenovic, Nebojsa
Nelson, Marilyn
Nguyen, Nam
Ohene-Nyako, Ama
Papalia, Joseph
Pearson, Zachary
Perron, Philip
Picot, Antonina
Ristic, Vojislav
Shaw, Edna
Shkoda, Lyudmyla
Sorbara, Gary
South, Doreen
Speksnyder, Peter
Stein, Harry
Stelmack, Chris
Stemmler, Lori
Stewart, Sandra
Tipon, Donald
Tost, Terry
Velez, Hector
Vossallo, Maria
Vraets, Adrienne
Walker, Rex
Willson, William
Xing, Yaotian
Zhu, Longyu
Zisk-Lipets, Katherine

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		Period of August 15, 2025 to August 14, 2026			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% 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
201, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
203, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
205, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
301, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
302, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
303, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
304, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
306, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
401, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
402, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
403, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
404, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
405, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
406, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
501, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
502, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
504, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
505, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
506, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
601, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
602, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	12	6.75%
603, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
604, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	12	6.75%
605, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
606, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%

Rental Unit Address Name	Period of August 15, 2023 to August 14, 2024		Period of August 15, 2024 to August 14, 2025		Period of August 15, 2025 to August 14, 2026			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% 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
701, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
702, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
703, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
704, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
705, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
706, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
801, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
802, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
803, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
805, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
806, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
901, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
902, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
903, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
904, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
905, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
906, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
1001, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
1002, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
1003, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
1004, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
1005, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
1006, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
1101, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
1102, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
1103, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
1105, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
1106, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
1201, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
1202, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
1205, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
1206, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	12	6.75%
Ph1, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%

Rental Unit Address Name	Period of August 15, 2023 to August 14, 2024		Period of August 15, 2024 to August 14, 2025		Period of August 15, 2025 to August 14, 2026			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% 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
Ph2, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
Ph3, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
Ph4, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%
Ph6, 93 Bold Street	3.00%	3.00%	3.00%	3.00%	0.75%	0.75%	13	6.75%

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.