



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

File Number: LTB-L-069618-23

In the matter of: 255 Westwood Road, Guelph, Ontario, N1H 7G8

Between: GF II 255 & 265 Westwood Road Ltd. Landlord

And

Refer to attached Schedule 2 Tenants

GF II 255 & 265 Westwood Road Ltd. (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 people attended the Case Management Hearing on behalf of the Landlord: The Landlord's Legal Representative, Patty Duwyn, and the Landlord's Agents, - Greg Wills, Kim Stupo, Bart Bortkiewicz, William Wang, Gaurav Jagtap, Ashely Archer, and Ina Gjomema.

The following Tenants attended the Case Management Hearing: Unit 302- John Homenuke, and Unit 310- Gemma Albano.

Wendy Gauvreau attended on behalf of the Tenant, Craig Gauvreau (Unit 309).

The Certificate of Service filed by the Landlord on September 5, 2025, indicates that some rental units listed in the application were not served with the application and notice of hearing. The LTB 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: 101, 103, 104, 105, 201, 301, 402, and 506.

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

1. Only Unit 506 has a 3.87% increase because of capital expenditures. The Tenant was not served with the application, and therefore, the rental unit is removed.
2. The maximum rent increase above the guideline because of capital expenditures will be 4.20%. This increase is for the following capital expenditures:

- a. Make up Air System Replacement; and
 - b. Roof Replacement.
3. Where the Landlord's application requests an increase of 4.41%, the maximum increase above the guideline for these units is 4.20%. This increase is to be taken as follows: 3.00% in the first year and 1.20% in the second year.
4. The weighted useful life for the capital expenditures is 15 years.
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 4.20% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken as follows:
 1. The Landlord may increase the rents charged by 3.00% within the time period of December 1, 2023 to November 30, 2024; and
 2. The Landlord may increase the rents charged by 1.20% within the time period of December 1, 2024 to November 30, 2025.
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 19, 2026
Date Issued

Eno Ubia
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 3 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:

255 Westwood Road, Guelph, Ontario, N1H 7G8

102	403
106	404
108	405
109	406
110	407
111	408
202	409
203	410
205	502
206	503
207	504
208	507
209	509
210	510
302	602
303	603
304	604
305	605
306	606
307	607
308	608
309	609
310	610
401	

Schedule 2 - Tenants who are Affected by this Order:

Abenojar, Jonathan	Hesselink, Emily
Abra, Asanay	Hodiya, Abenet
Abraha, Dawit	Homenuke, John
Ahmad, Khadouj Al	Laken, Dereje
Al Ahmad, Hussein	Le, Thi Dua
Albano, Gemma	Lin, Yujing
Alkhaled, Khaled	Lopez, Juliana A.
Alkhweled, Diana	Lupo Flewelling, Natalie
Armishaw, Jennifer	Ly, Su
Atthaphom, Nakhonthap	Ly, To Thiem
Briher, Rosa	Macneil, Jason
Bruder, Therese	Macneil, Jessica
Chen, Qingyun	Mahmoud, Awaz Rawf
Cianfarra, Dora	Malati, Marola
Debas, Tekie	Maris, Martha
Demeke, Yared	Materic, Drago
Diwas, Mary Ann	Mengesha, Adam
Dumitru, Mihaela	Michael, Selam
Elnader, Ahmad	Miersma, Rob
Erdelyi, Ilona	Mohal, Jennifer
Erdelyi, Lajos	Nader, Omra
Fisahye, Gebresilasie	Nelles, Irene
Garrido, Jeryl Grace	Okobayesus, Zersenay
Garrido, Nilo	Oxley, Lynne
Gauvreau, Craig	Phou, Ton
Gauvreau, Sheila	Solomon, Etalemahu
Gebrengus, Simret	Teklu, Gezae
Gebresilasie, Minia	Telford, Donna
Gebbru, Mabratom	Tesfa, Huria A.
Gemeda, Faniel Halle	Vandaele, Ryan
Gordon, Kelly	Yardam, Abdul Hajira
Gordon, Travis	Yardam, Hajira
Greenwood, William	Yardam, Maryam
Gulzar, Sadiqa	Zeresanay, Kiflemariam

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 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 this 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 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 this 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.