Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-039060-23

In the matter of:	50 John Street, Toronto, Ontario, M5V 3TS	
Between:	Aptco Capital Corp. c/o Barney River Investments Limited	Landlord
	And	
	Refer to attached Schedule 2	Tenants

Aptco Capital Corp. c/o Barney River Investments Limited (the 'Landlord') filed an L5 application 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.

The application was heard by videoconference on October 6, 2025 on VC line 157.

The following parties attended the hearing: The Landlord's Legal Representative at the hearing was Paul Cappa. The Landlord's Agents at the hearing were: Patricia Hung the Property Manager, Enrico Albani the Project Manager, and Amit Thakur the Director of Operations. Many Tenants attended.

The Tenants to be removed from this application as listed on the Certificate of Service dated September 5, 2025 are in the following 92 units: 217, 308, 309, 503, 521, 603, 604, 613, 614, 619, 621, 622, 703, 712, 715, 722, 801, 804, 808, 809, 812, 813, 817, 901, 903, 908, 911, 915, 918, 919, 923, 1003, 1006, 1007, 1008, 1010, 1013, 1015, 1016, 1019, 1020, 1104, 1105, 1108, 1109, 1112, 1118, 1120, 1121, 1122, 1203, 1210, 1218, 1223, 1303, 1304, 1307, 1311, 1313, 1318, 1322, 1323, 1401, 1408, 1412, 1415, 1418, 1419, 1501, 1502, 1506, 1516, 1519, 1601, 1604, 1606, 1607, 1609, 1616, 1618, 1621, 1622, 1714, 1719, 1802, 1803, 1808, 1814, 1916, 2003, 2009, and 2018.

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

1. The Landlord justified a rent increase above the guideline because of capital expenditures.

2. The maximum rent increase above the guideline because of capital expenditures is 1.09%. The Landlord's application is for the following capital expenditures:
    a. Riser Valve and Plumbing Line Replacement;
    b. Elevator Room Mechanical; and
    c. Cooling Tower Motor.

3. Where the Landlord’s application requests an increase of 1.31%, the maximum increase above the guideline for all of these units is 1.09%. This increase is to be taken as follows: 1.09% in the first year.

4. The weighted useful life for the capital expenditures is 25 years.

5. The first effective date of the rent increase above the guideline is July 1, 2023.

6. 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.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 1.09% for the units set out in Schedule 1.

2. The percentage increase set out in paragraph 1 is to be taken as follows:
    a. The Landlord may increase the rents charged by 1.09% within the time period of July 1, 2023 to June 30, 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 weighted useful life for the capital expenditures is 25 years.

5. 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

Chris Jackson
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. 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 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%, and 2024 is 2.50%.

Schedule 1 - Units affected by this Order:

209	805	1107	1407	1614
218	806	1111	1409	1615
219	807	1113	1410	1619
220	811	1114	1411	1623
304	818	1115	1413	1703
420	819	1117	1414	1704
421	902	1119	1416	1706
515	904	1123	1417	1709
519	905	1205	1420	1711
520	906	1206	1421	1713
522	907	1207	1423	1721
523	909	1208	1503	1801
601	913	1209	1504	1804
602	917	1211	1505	1806
605	918	1212	1507	1807
607	920	1214	1508	1811
608	922	1215	1509	1816
617	1001	1219	1510	1819
701	1002	1222	1511	1821
702	1004	1302	1512	1903
704	1005	1306	1513	1906
705	1009	1308	1514	1907
707	1011	1310	1515	1912
709	1017	1312	1517	1918
711	1018	1316	1523	2004
713	1021	1317	1603	2005
717	1022	1319	1605	2015
719	1023	1321	1608	2016
720	1102	1402	1611	2017
802	1103	1403	1612	
803	1106	1404	1613	

Schedule 2 - Tenants who are Affected by this Order:

Abraham, Kesiya
Achampong, Rocco
Ahuja, Rahul
Amoretto, Vincente
Amreen, Naila
Antoine, Blanchette Felix
Bacinello, Machado Gabriella
Baehr, Geoff
Baker, Matthew
Bannon, Michael Ryan
Barlett, Andrew
Bergstrom, Kelly
Bhatt, Parth
Bialkowska, Natalia
Bradbury, Dr.Penelope
Bukvic, Goran
Burelo, Jose
Byl, Sven
Caron, Kelle
Chadha, Shikha
Chaupis, Dennis
Ching, Chan Chi
Chong, Anne
Chong, Steve
Choudhury, Malissa
Chowhan, Chitrangada
Cordoba, Hernan
Czupryna, Christopher
Dang, Nitish
Despres, Julie
Diamont, Brent
Dominguez, Morales Ricardo
Dos, Santos Junior Gilson
Dundh, Nirali
Edelman, Joshua
Ehime, Okhihie Mary
El, Zaatari Karim
El-Dukair, Lina
Facecchia, Virginia
Fallah, Maryam
Farah, Thomas
Fraser, Amber
Galan, Denise
Gannon, Adam
Ghorbaniaghdam, Atefeh
Gilmore, Amanda
Gopalakrishnan, Yasaswi
Govender, Priyen
Gray, David
Greening, Cheryl
Grishchenko, Igor
Gupta, Mudit
Gyamfi, Aris
Hanafieh, Juman
Harding, Niall
Harte, Samantha
Heitin, Mark
Huck, Bryan
Hudecki, Justine
Iskander, Samir
Jenkevice, Marianne
Jevtic, Jana
Johnson-Lay, Sylvia
Jones, Kaylan
Jones, Paul
Kakkar, Dhiren
Kassam, Narmin
Keiper, Ian
Kelly, Shane
Khan, Ali
Khiev, Somaradi
Kim, Helen
Kucherawy, Matt
Kupka, Benjamin
Kvashilava, Tamara
Lai, Caroline
Lai, Terri
Lehan, Claire
Lewis, Jake
Lewis, Joseph
Li, Hao
Liu, Xiao
Liu, Yi
Liu, Yunzhe
Lynne, Grossman Bonnie
Macdonald, Meridith
Macleod, Erin
Mair, Kiyan
Mantilla, Villalba Zoraida
Mantynen, Quinlan
Mary, Peiris Shivanthi
Mckitrick, Charles
Mclean, Rosalind
Mcneil, Aaron
Merdjanian, Lucy
Merritt, Veldman Daniel
Mildren, Kellie
Mills, Andrea
Mohammed, Kamaluddin
Moseley, Raymond
Mosquito, Rui
Moss, Theophilus
Navarro, Nieves Paloma
Nazeer, Hamza
Neuman, Hannah
Nikoletos, George
Nolta, Mike
Parris, Gregg
Paterson, Veronica
Pham, Mai
Poulin, Stephanie
Press, Olivia
Rabah, Julie
Rambaran, Aidan
Reza, Kumail
Riley, Katerina
Robert, Denis
Rodriguez, Joshua
Rojas, Julian
Ryan, Kyle
Saeed, Danish
Sahu, Vikas
Sambi, Manpreet
Sears, Hema
See-Too, Nicole
Sequeira, Leroy
Shivji, Amin
Sing, Lee Chen
Stanley, Kevin

Sullaiman, Abubakar Hayart
Sumen, Orhan
Suneja, Kapil
Swiadek, Thomas
Troitino, E Sousa Carolina
Umar, Imran
Uncu, Jeffrey
Valdron, Abigail
Valera, Carlos
Van, Den Bos Eelke
Veronica, Wilson Denise
Viegas, Susan
Villamar, Rafaela
Walker, Adam
Wang, Andy
Wang, Michael
Whitehead, John
Whittaker, Timothy
Williams, Lindsy
Willmetts, Kathleen
Woonna, Sanjana
Zea, Taborda Elizabeth
Zervoudakis, Natasha
Zhou, Ziyu

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.