



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-041481-24

In the matter of: 657 Argyle Road, Windsor, Ontario, N8Y 3J5
673 Argyle Road, Windsor, Ontario, N8Y 3J5
693 Argyle Road, Windsor, Ontario, N8Y 3J5

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 15, 2025.

The Landlord's legal representative, Milan Seres attended the Case Management Hearing.

The following Tenants attended the Case Management Hearing: Jordan Kasemets (Unit 1F), Timothy Beaudry on behalf of Joshua Elliot (Unit 1D), Colbie Kell (Unit 2C), Jennifer Neilson (Unit 2D), Walter Petrichyn (Unit 3C), Craig Finnigan (Unit 1B), Whitney Rogin (Unit 2A) and Kate Clinansmith (Unit 3A).

The Certificate of Service filed by the Landlord on December 12, 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 unit: Unit 3E of 657 Argyle Road.

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

1. The maximum rent increase above the guideline because of capital expenditures is 0.65%. This increase is for the following capital expenditures:
 - a. Steam Boiler Repair.

2. Where the Landlord's application requests an increase of 0.79%, the maximum increase above the guideline for these units is 0.65%. This increase is to be taken as follows: 0.65% in the first year.
3. The weighted useful life for the capital expenditures is 20 years.
4. The first effective date of the rent increase above the guideline is August 28, 2024.

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 20, 2026
Date Issued

Floredana Ungureanu
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:

657 Argyle Road, Windsor, Ontario, N8Y 3J5

1E
1F
2E
2F
3F

673 Argyle Road, Windsor, Ontario, N8Y 3J5

1C
1D
2C
2D
3C
3D

693 Argyle Road, Windsor, Ontario, N8Y 3J5

1A
1B
2A
2B
3A
3B

Schedule 2 - Tenants who are Affected by this Order:

Amormino, Sarah
Baggio, Sarah
Chase, Cameron
Chauvin, Baron
Clinansmith, Kate
Elliot, Joshua
Finnigan, Craig
Kasemets, Jordan
Kell, Colbie
Morden, Duncan
Morris, April
Mullins, Brad
Neilson, Jennifer
Pejcov, Vlada
Petrichyn, Walter
Rogin, Whitney
Rossi, Christopher
Rossi, Samantha
Trepanier, Korey
Wigle, Danielle
Zacher, Matthew

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is August 28, 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 August 28, 2024 to August 27, 2025			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1E, 657 Argyle Road	0.65%	0.65%	20	0.65%
1F, 657 Argyle Road	0.65%	0.65%	20	0.65%
2E, 657 Argyle Road	0.65%	0.65%	20	0.65%
2F, 657 Argyle Road	0.65%	0.65%	20	0.65%
3F, 657 Argyle Road	0.65%	0.65%	20	0.65%
1C, 673 Argyle Road	0.65%	0.65%	20	0.65%
1D, 673 Argyle Road	0.65%	0.65%	20	0.65%
2C, 673 Argyle Road	0.00%	0.00%	0	0.00%
2D, 673 Argyle Road	0.65%	0.65%	20	0.65%
3C, 673 Argyle Road	0.65%	0.65%	20	0.65%
3D, 673 Argyle Road	0.00%	0.00%	0	0.00%
1A, 693 Argyle Road	0.65%	0.65%	20	0.65%
1B, 693 Argyle Road	0.65%	0.65%	20	0.65%
2A, 693 Argyle Road	0.65%	0.65%	20	0.65%
2B, 693 Argyle Road	0.65%	0.65%	20	0.65%
3A, 693 Argyle Road	0.65%	0.65%	20	0.65%
3B, 693 Argyle Road	0.00%	0.00%	0	0.00%

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.