



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

File Number: LTB-L-069874-23

In the matter of: 1 Frontenac Road, London, Ontario, N5Z 3X9

Between: Capreit Limited Partnership Landlord

And

Refer to attached Schedule 2 Tenants

Capreit Limited Partnership (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 was held by videoconference on December 3, 2025.

The Landlord's Legal Representatives Patty Duwyn and Kiel Baker, The Landlord's agents, Marc Blanchard, Dragana Orelj and Maria Papiga were present.

The following Tenants/Units were present: Units 408, 603, 402, 302, 410, 202, 104, 605, 304, 607, 306, 304, 201, 403, 409, 406, 604, 309, and 401.

The Certificate of Service filed by the Landlord on October 28, 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: 105, 207, 301, 305, 404, 502, 504, 601, and 609.

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

1. The maximum rent increase above the guideline because of capital expenditures is 7.90%. This increase is for the following capital expenditures:
 - a) Control Entry System;
 - b) Ventilation Fan Replacement;
 - c) Ceiling Tile Replacement;
 - d) Elevator Modernization;
 - e) Generator Replacement;
 - f) Common Area Flooring;
 - g) Stairwell Railing Replacement; and
 - h) Boiler Replacement.

2. Where the Landlord's application requests an increase of 8.29% the maximum increase above the guideline for these units is 7.90%. 3.00% to be taken in the first year, 3.00% to be taken the second year and 1.90% to be taken in the third year.
3. Where the Landlord's application requests an increase of 7.12% the maximum increase above the guideline for these units is 7.12%. 3.00% to be taken in the first year, 3.00% to be taken the second year and 1.12% to be taken in the third year.
4. The weighted useful life for the capital expenditures is as specified on Schedule 3.
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 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 20, 2026

Date Issued

Maryam Cooper

Dispute Resolution 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, 2024 and 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

101	405
103	406
104	407
106	408
201	409
202	410
203	501
204	503
205	505
208	506
209	507
302	508
303	510
304	602
306	603
307	604
308	605
309	606
310	607
401	608
402	610
403	

Schedule 2 - Tenants who are Affected by this Order:

Addley, Stewart
Al-Jubouri, Nagham
Avila, Blanca Hernandez
Bayly, Samuel
Bell, Connor
Brasier, Stanley
Bright, Tammy
Caleb, Colin
Chamney, Elizabeth
Chamney, Kristin
Christopher, Vickers
Cooke, Joesph
Damina, Johnson
Davila, Libia
De Cisco, Marina Isabel Platero
Dick, Jodi
Drake, Anna/Marie
Eade, Brendan
Eres, Lajos (Lewis)
Eres, Megan
Facey, Katie Eleanor
Farrow, Keith
Globensky, Ava
Gottschling, Karin
Havlik, Audrey
Hodgson, Derek
Hogg, Cody
Jaconelli, Chelsea
Janovich, Nicholas
Miller, Susan

Moore, Sean
Moreno, Laura Daniela Perea
Mosher, Amy
Ndiaye, Aissata
Prettie, Robert
Pringle, Bryan
Rickwood, Edward (Wyatt)
Romualdo, Carlos Ernesto Cisco
Rose, Sharon
Sadler, Melissa
Sarikahya, Halit
Schostak, Gerald
Schostak, Tammy
Smith, Christine
Smith, Daniela
Smith, Doris
Smith, Karen
Stoner, Susan
Sunami, Shefrin
Traylor, Susan
Vanderhoeven, Jerry
Van Straten, Herman
Vineyard, Tamara
Williams, Fayline
Winegarden, Ashley
Winegarden, Margaret
Wolfe, Chrissy
Yaukhana, Esho
Young, Gwen
Zahr, Dina

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

For the period of:	December 1, 2023 to November 30, 2024		December 1, 2024 to November 30, 2025		December 1, 2025 to November 30, 2026			
Rental Unit Address	% 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
101, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
103, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
104, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
106, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
201, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
202, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
203, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
204, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
205, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
208, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
209, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
302, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
303, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.12%	1.12%	15	7.12%
304, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
306, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
307, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
308, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
309, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
310, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
401, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
402, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%

For the period of:	December 1, 2023 to November 30, 2024		December 1, 2024 to November 30, 2025		December 1, 2025 to November 30, 2026			
Rental Unit Address	% 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
403, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
405, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
406, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
407, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
408, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
409, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
410, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
501, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
503, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
505, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
506, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
507, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
508, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
510, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
602, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
603, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
604, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
605, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
606, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
607, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
608, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%
610, 1 Frontenac Road	3.00%	3.00%	3.00%	3.00%	1.90%	1.90%	15	7.90%

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.