



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

**File Number:** LTB-L-037961-23

**In the matter of:** **500 Springbank Drive, London, ON N6J 4G6**

**Between:** 500 Springbank Drive Limited Landlord  
c/o Realstar Management Partnership

**and**

Refer to attached Schedule 2 Tenants

500 Springbank Drive Limited c/o Realstar Management 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 took place by videoconference on December 3, 2025.

The Landlord's legal representative, Heather Waese, the Landlord's agents, Jo-Anne Hansford (Resident Manager), Camila Nunes (Vice-President Finance) and Minesh Patel (Manager- Construction and Property Standards) attended the Case Management Hearing.

The following Tenants attended the Case Management Hearing: Chantal Wake (Unit 108), Clayton Chychul (Unit 110), John Maposa (Unit 205), Lori Keen (Unit 212), Thomas Campbell (Unit 215), Mikayla Decman (Unit 301), Shirley Mann (Unit 406), Parivash Fakhar (Unit 407), Stan Clemence (Unit 605), Phyllis Ticco (Unit 711), Russell Harrington (Unit 809) and Angela Jansen (Unit 1114).

The Certificate of Service filed by the Landlord on December 1, 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: 105, 207, 402, 408, 409, 501, 507, 511, 601, 602, 608, 616, 701, 707, 712, 714, 716, 801, 804, 807, 812, 901, 916, 1011, 1012, 1107, 1108 and 1111.

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

1. The maximum rent increase above the guideline because of capital expenditures is 2.25%. This increase is for the following capital expenditures:
  - a. Elevator Modernization;
  - b. Generator Replacement;
  - c. Canopy Refurbishment;
  - d. Security Upgrades;
  - e. Elevator Wall Tiling; and
  - f. Vacuum.

2. Where the Landlord's application requests an increase of 2.55%, the maximum increase above the guideline for these units is 2.25%. This increase is to be taken as follows: 2.25% in the first year.
3. The weighted useful life for the capital expenditures is 19 years.
4. The first effective date of the rent increase above the guideline is August 1, 2023.

**On consent of the parties, it is ordered that:**

1. The Landlord may increase the rents charged by 2.25% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken within the time period of August 1, 2023 to July 31, 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 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 20, 2026**

**Date Issued**

\_\_\_\_\_  
Floredana Ungureanu

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. 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 the Tenant 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 and 2024 is 2.50%.

**Schedule 1 - Units affected by this Order:**

|     |     |     |      |
|-----|-----|-----|------|
| 102 | 312 | 614 | 910  |
| 103 | 314 | 615 | 911  |
| 104 | 315 | 702 | 912  |
| 106 | 401 | 703 | 914  |
| 108 | 403 | 705 | 915  |
| 110 | 404 | 706 | 1002 |
| 115 | 405 | 709 | 1004 |
| 116 | 406 | 710 | 1005 |
| 202 | 407 | 711 | 1006 |
| 203 | 412 | 802 | 1007 |
| 204 | 414 | 803 | 1008 |
| 205 | 415 | 805 | 1010 |
| 209 | 416 | 806 | 1014 |
| 212 | 503 | 808 | 1015 |
| 214 | 505 | 809 | 1016 |
| 215 | 509 | 810 | 1101 |
| 216 | 510 | 814 | 1103 |
| 301 | 512 | 815 | 1105 |
| 302 | 514 | 902 | 1109 |
| 304 | 515 | 903 | 1110 |
| 305 | 603 | 904 | 1112 |
| 306 | 604 | 905 | 1114 |
| 307 | 605 | 906 | 1115 |
| 308 | 610 | 907 |      |
| 309 | 611 | 908 |      |
| 310 | 612 | 909 |      |

**Schedule 2 - Tenants who are Affected by this Order:**

Albert, Lori-Ann  
Allen, Paul  
Alzner, Patricia  
Andrews, Jubin  
Barton, Sherri  
Bigari, Nasrin  
Bissett, Ann  
Blair, Paul  
Boudreau, Judith  
Bradley, Michael  
Brockmann, Wilfred  
Campbell, Thomas  
Chychul, Clayton  
Clark, Jackie  
Clarke, Graeme  
Clarkett, Mark  
Clemance, Stan  
Cobban, James  
Colo, Lidjia  
Cracknell, Mary  
Decman, Mikayla  
Desmarais, Adrian  
Dolezel, Josef  
Dragunas, Peter  
Droppo, Gina  
Dugas, Sharon  
Dyet, Sharon  
Eade, Douglas  
Eaton, John  
Ede, Janet  
Edwards, Tawny  
Fakhar, Parivash  
Ferede, Solomon  
Firth, Barry

Graham, Catherine  
Hampson, Ron  
Hamstra, Jeffrey  
Hansen, Amy  
Harrington, Russell  
Harrison, Ron  
Harvey, Dexcie  
Hayter, Elaine  
Hepburn, Gary  
Hohmann, Gus  
Horner, Susan  
Innes, Mark  
Ivelja, Petar  
Jansen, Angela  
Jones, Madeline Anne  
Jones, Sydney  
Keen, Lori  
King, Janice  
Kinsley, Lynda  
Loney, Anne  
Lumley, Scott  
Mangano, Rachel  
Manion, Gail  
Mann, Shirley  
Maposa, John  
Marek, Peter  
Marriott, Lesley  
Mclarnon, Ken  
Nesbitt-Brown, Charleen  
Nixon, Pamela  
Nowak, Wieslaw  
Ogletree, Lucy  
Paprocka, Aniela  
Pastor, Tracy

Paulk, Marilyn  
Piotto, Gary  
Pogue, Christine  
Rathwell, Andrew  
Redman, Howard  
Remkes, Annie  
Riddolls, Darlene  
Ross-Frazer, Sandy  
Roy, Carl  
Ryan, Lawrence  
Salonen, Andrea  
Scavarelli, John  
Shafagh, Sonia  
Shearer, Isobel  
Sheritt, Dave  
Sills, Patricia  
Simmons, Chrissy  
Small, Cheryle  
Stewart, Wendy  
Sweet, Dennis  
Switzer, Benjamin  
Thelen, Joanne  
Thomas, Sharon  
Ticco, Phyllis  
Tomicic, Erika  
Van Nynatten, Logan  
Waite, Gary  
Waitson, Mary  
Wake, Chantal  
Wilkinson, Harry D  
Wilson, Susan  
Yahsi, Duygu  
Young, Danielle

### **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 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 the 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 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 the 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.