



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-064715-24

In the matter of: 629A Huron Street, London, Ontario N5Y 4J7

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 17, 2025.

The following parties attended the hearing: the Landlord's Representative, Milan Seres, and several of the Tenants from units: 202, 203, 301 and 307.

The Certificate of Service filed by the Landlord on December 15, 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 6 units: 102, 204, 209, 211, 306 and 309.

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

1. The application is amended to update the information the Landlord provided on Schedule 2, Details of Capital Expenditures, Part B to be accurate and in accordance with the legislation; and as a result, the maximum increase above the guideline has been recalculated and reduced, accordingly.
2. The maximum rent increase above the guideline because of capital expenditures is 2.75%. This increase is for the following capital expenditures:
 - a. Boiler Replacement;
 - b. Pool Restoration;
 - c. Retaining Wall Installation;
 - d. Gypsum Board Replacement and Repair; and
 - e. Hot Water Heater Replacement.

3. Where the Landlord's amended application requests an increase of 3.93%, the maximum increase above the guideline for these units is 2.75%. This increase is to be taken all in the first year.
4. Where the Landlord's amended application requests an increase of 2.75%, the maximum increase above the guideline for these units is 1.93%. This increase is to be taken all in the first year.
5. Where the Landlord's amended application requests an increase of 2.50%, the maximum increase above the guideline for these units is 1.75%. This increase is to be taken all in the first year.
6. The weighted useful life for the capital expenditures is as specified on Schedule 3.
7. The first effective date of the rent increase above the guideline is October 1, 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 28, 2026

Date Issued

Janice Campbell

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 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 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:

629A Huron Street, London, Ontario, N5Y 4J7

101
103
104
105
106
107
108
109
110
111
201
202
203
205
206
207
208
210
301
302
303
304
305
307
310
311

Schedule 2 - Tenants who are Affected by this Order:

Adams, Megan
Ashwood, David
Ashwood, Tanya
Barnard, George
Barnard, Kenneth
Bonggertman, Nathan
Calixto, Johan Camilo Prieto
Campbell, Audrey
Clavet, Annette
Coronel, Leonel
Corrigan, Caitlin
Crivea, Paul
Dupuis, Cindy
Dupuis, Randy
Dz'Da, Generose Ngabusi
Gajmer, Damanti
Gajmer, Jamuna
Gajmer, Pabitra
Gajmer, Yam Bahadur
Iqbal, Umair
Kydd, Trudi
Martinez, Ingrid Lorena Rodriguez
McLeish, Charles Donald
Mitchell, Ken
Muhammad, Iqbal
Mulla, Andrea Uzma
Olowoyo, Joshua Olugbenga
Olowoyo, Temitope Esther
Otto, Charlene
Pigott, Connor
Ponkin, Natalia
Potvin, Trinity
Ray, Anne
Reidy, Mike
Robinson, Melisha
Saiyed, Soyebali
Silang, Aileen
Simpson, Tim
Stanislaus, Alisha
Walsh, Bradley
Worville, Doug
Worville, Jeff

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is October 1, 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 October 1, 2024 to September 30, 2025			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
101, 629A Huron Street	2.75%	2.75%	16	2.75%
103, 629A Huron Street	2.75%	2.75%	16	2.75%
104, 629A Huron Street	1.93%	1.93%	16	1.93%
105, 629A Huron Street	2.75%	2.75%	16	2.75%
106, 629A Huron Street	2.75%	2.75%	16	2.75%
107, 629A Huron Street	2.75%	2.75%	16	2.75%
108, 629A Huron Street	2.75%	2.75%	16	2.75%
109, 629A Huron Street	2.75%	2.75%	16	2.75%
110, 629A Huron Street	2.75%	2.75%	16	2.75%
111, 629A Huron Street	2.75%	2.75%	16	2.75%
201, 629A Huron Street	2.75%	2.75%	16	2.75%
202, 629A Huron Street	2.75%	2.75%	16	2.75%
203, 629A Huron Street	2.75%	2.75%	16	2.75%
205, 629A Huron Street	1.93%	1.93%	16	1.93%
206, 629A Huron Street	2.75%	2.75%	16	2.75%
207, 629A Huron Street	2.75%	2.75%	16	2.75%
208, 629A Huron Street	2.75%	2.75%	16	2.75%
210, 629A Huron Street	2.75%	2.75%	16	2.75%
301, 629A Huron Street	1.93%	1.93%	16	1.93%
302, 629A Huron Street	2.75%	2.75%	16	2.75%
303, 629A Huron Street	1.93%	1.93%	16	1.93%
304, 629A Huron Street	2.75%	2.75%	16	2.75%
305, 629A Huron Street	1.75%	1.75%	15	1.75%
307, 629A Huron Street	2.75%	2.75%	16	2.75%
310, 629A Huron Street	2.75%	2.75%	16	2.75%
311, 629A Huron Street	1.75%	1.75%	15	1.75%

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 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 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 12 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.