



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-031869-23

In the matter of: 1000 Golf Course Road, Wasaga Beach, Ontario,
L9Z 3A8

Between: Parkbridge Lifestyle Communities Inc Landlord

And

Refer to attached Schedule 2 Tenants

Parkbridge Lifestyle Communities 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 ('CMH') took place by videoconference on October 8, 2025.

The following parties attended the hearing: Landlord legal representative, Patty Duwyn (Licenced Paralegal); Landlord Agent, Rachel Perry, Junior Analyst; Landlord Agent, Jason Wakem, Director of Property Operations; Jason Armstrong, Community Manager; Nicole Fazzari (Licenced Paralegal), representative of the Tenants; and the following Tenants: Harvey McDiarmid, Claudia McDiarmid, Benny Murata, Janice Murata, Margaretha van Walraven, and Sharon Bell.

The Certificate of Service filed by the Landlord on October 8, 2025, indicates that some Tenants and 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 Tenants and 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 Tenants and units:

Illinois Crescent – units 14 and 24 and Florence Chinery of unit 28;

Indiana Avenue - units 7, 11, 23, 33, 41, 47, 48, and 54;

Kentucky Avenue – units 9,16, Joyce Hunter of unit 30, and Ralph Doldersum of unit 38;

Malta Avenue – unit 1;

Marvin Gardens Blvd –units 11 and 13;

New York Avenue – units 29, 34, 35, 48, 82, 84, 86, 90, 97, 99, 104, 114, 124, 130, 157, 161, Rex Glaser of unit 8, Judy Megaffin of unit 58, Barry Miller of unit 75, Kenneth Prince of unit 142;
North Carolina Avenue – units 27 and 30, and Laurie Caldwell of unit 9;
Pacific Avenue – units 1, 4, 5, and the Estate of Cathy Down of unit 6;
Pennsylvania Avenue – units 5, 8, 25, 26, 29, 34, 35, 45, 60, 61, 63, 70, 75, 79, 91, and 97;
St. James Place – units 10, 22, 23, 45, William Barr of unit 16, and Cairn Fellows of unit 63;
The Boardwalk – units 4, 7, 9, 17, 26, 29, 33, 34, 45, 62, 69, 73, 83, and Cato Bayens of unit 35;
Ventnor Crescent – units 1, 3, 4, 5, 9, 13, and 15;
Vermont Avenue – units 46, 52, and Lynda Wielonda of unit 54; and
Virginia Avenue – units 3, 5, 7, and 12.

In addition to those not served above, the Landlord confirmed at the CMH that the Estate of Wade Blanchard of unit 83 Pennsylvania Ave was not served and thus is removed as a party to the application.

The Landlord stated that some parties named on the application were added in error as they are not Tenants (leaseholders), therefore the Landlord's application is amended to remove the following people as Tenants on the application:

Atlantic Avenue - Joyce Skerlon of unit 16;
Illinois Crescent – Terri Burley of unit 9, Mark Yandt of unit 11, Darrin & Pat Armbrust of unit 12 and Florence Chinery of unit 28;
Indiana Avenue – Sheryl Fanta of unit 28, Blair Strangways of unit 45, and Nancy St. Amand of unit 49;
Kentucky Avenue – Tom Faulkner of unit 5, Annalee King of unit 8, Sharon Melville of unit 10, Scott Cook of unit 29, and Christine Hanemaayer of unit 36;
Malta Avenue – Deborah Barnard of unit 6;
Marvin Gardens Blvd – Paul & Janzen Collette Jr. of unit 7;
New York Avenue – Cathy James of unit 46, Bob Cloutier of unit 127 and Allan Anton of unit 164;
North Carolina Avenue – Debra Warnock of unit 10;
Pennsylvania Avenue – Catherine Bricker of unit 1, Ralf Kinsella of unit 28, Randy Dunlop of unit 30, Scott Murphy of unit 36, David White of unit 73, Dave & Rita Whall of unit 77 and Joshua Blanchard of unit 83;
St. James Place – Deb Wakileh of unit 19, Rachel & Wallace Rourke of unit 31 and Eric Frivalt of unit 43;
The Boardwalk – Collin Fleming of unit 16, Andrea Pietrotti of unit 41, Jake Daviau of unit 70 and Teresa Caputo-Bryson of unit 79; and
Virginia Avenue – Dwayne Wiseman and Dawn Woodland of unit 15.

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

1. The Landlord's application is amended to remove those parties that are not Tenants.
2. The Landlord's application is amended to add "**Air Conditioner**" to capital expenditure item #1 labelled as **Forced Air Heater Replacement at Clubhouse**.
3. The maximum rent increase above the guideline because of capital expenditures is 0.25%. This increase is for the following capital expenditures:
 - a. Forced Air Heater and Air Conditioner Replacement at Clubhouse;
 - b. Pathway 5 Electrical Panel Replacement;
 - c. Replace Garden Doors at Clubhouse;
 - d. Key FOB Reader Hard Drive Replacement at Clubhouse;
 - e. Salt Cell System & CAT 6000 System Replacement for Pool;
 - f. Clubhouse Washroom/Change Room Renovation;
 - g. Storm Pond 2 & 4 Dredging; and
 - h. St. James Lift Station Refurbishment.
4. Where the Landlord's application requests an increase of 1.24%, the maximum increase above the guideline for these units is 0.25%. This increase is to be taken in the first year.
5. Where the Landlord's application requests an increase above the guideline of 0.22%, these amounts will remain as claimed and shall be taken 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 August 1, 2023.

On consent of the parties, it is ordered that:

1. The Landlord's application is amended to remove parties who are not Tenants, as indicated above.
2. The Landlord's application is amended to change the Description and Costs of item #1 listed in Schedule 2: Details of Capital Expenditures from **Forced Air Heater Replacement at Clubhouse** to **Forced Air Heater and Air Conditioner Replacement at Clubhouse**.
3. The Landlord may increase the rents charged by the percentage increases and within the time periods set out in Schedule 3.
4. 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.

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 60 days of the date of this order.

January 30, 2026

Date Issued

Joanne Lolato

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 4 for information about the date and amount of the rent reduction.
4. The annual guideline for 2023 is 2.5% and for 2024 is 2.5%.

Schedule 1 - Units affected by this Order:**Atlantic Avenue, Wasaga Beach, Ontario, L9Z 3A8**

10	12	14	16	18	20
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Illinois Crescent, Wasaga Beach, Ontario, L9Z 3A8

1	4	7	10	16	26	32
2	5	8	11	18	28	34
3	6	9	12	20	30	

Indiana Avenue, Wasaga Beach, Ontario, L9Z 3A8

1	8	16	22	29	39	50
2	9	17	24	30	43	51
3	10	18	25	31	45	52
4	12	19	26	32	47	53
5	14	20	27	35	48	55
6	15	21	28	37	49	

Kentucky Avenue, Wasaga Beach, Ontario, L9Z 3A8

1	6	12	18	23	28	33	38
2	7	13	19	24	29	34	
3	8	14	20	25	30	35	
4	10	15	21	26	31	36	
5	11	17	22	27	32	37	

Malta Avenue, Wasaga Beach, Ontario, L9Z 3A8

2	3	4	5	6
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Marvin Gardens Blvd, Wasaga Beach, Ontario, L9Z 3A8

1	3	5	7	9	12
2	4	6	8	10	14

New York Avenue, Wasaga Beach, Ontario, L9Z 3A8

2	22	40	72	96	115	136	150
4	23	44	73	98	116	137	152
6	24	46	74	100	118	138	154
8	25	49	75	101	120	139	156
10	26	50	76	102	122	140	158
12	27	51	78	103	126	141	159
14	28	52	80	105	127	142	160
16	30	54	83	106	128	143	162
17	31	56	88	108	129	144	163
18	32	58	89	109	131	145	164
19	33	69	92	110	132	146	
20	36	70	93	111	133	147	
21	38	71	94	112	134	148	

North Carolina Avenue, Wasaga Beach, Ontario, L9Z 3A8

6	8	10	12	16	29
7	9	11	14	28	31

Pacific Avenue, Wasaga Beach, Ontario, L9Z 3A8

3	6
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Pennsylvania Avenue, Wasaga Beach, Ontario, L9Z 3A8

1	13	28	40	55	66	76	89
2	15	30	41	56	67	77	93
3	17	31	42	57	68	78	95
4	19	32	43	58	69	80	99
6	21	33	47	59	71	81	101
7	22	36	49	62	72	82	103
9	23	37	51	64	73	85	
11	27	39	53	65	74	87	

St. James Place, Wasaga Beach, Ontario, L9Z 3A8

1	8	17	26	33	43	59	73
2	9	18	27	34	47	61	75
3	11	19	28	35	49	63	
4	12	20	29	36	51	65	
5	14	21	30	37	53	67	
6	15	24	31	39	55	69	
7	16	25	32	41	57	71	

Tennessee Avenue, Wasaga Beach, Ontario, L9Z 3A8

1	3	5	6	7	8
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The Boardwalk, Wasaga Beach, Ontario, L9Z 3A8

1	15	27	44	56	66	75	60A
2	16	30	46	58	67	76	68A
3	19	31	47	60	68	77	
5	21	35	48	61	70	78	
11	22	39	50	63	71	79	
12	23	41	52	64	72	81	
14	25	43	54	65	74	85	

Ventnor Crescent, Wasaga Beach, Ontario, L9Z 3A8

2	7	10	12	19	23	27
6	8	11	17	21	25	29

Vermont Avenue, Wasaga Beach, Ontario, L9Z 3A8

44	48	50	54
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Virginia Avenue, Wasaga Beach, Ontario, L9Z 3A8

1	6	10	14	17	20	23
2	8	11	15	18	21	
4	9	13	16	19	22	

Schedule 2 - Tenants who are Affected by this Order:

Abate, Edith	Beamish, Sharon
Adams, Carol	Beaton, John
Adams, Glen	Beaton, Lynne
Adams, Graydon	Beaumont, James
Adams, Mark	Beaumont, Theresa
Adams, Patricia	Bee, Jan
Adams, Sharon	Bell, James
Adie, David	Bell, Paula
Adie, Dianne	Bell, Sharon
Agombar, Glenda	Bell, Valerie
Alexander, Donna	Benjamin, Debbie
Alexander, Douglas	Benjamin, Rae
Anderson, Bruce	Bennett, Barbara
Anderson, Donald	Benson, Estate of Lynda
Anderson, Elizabeth	Benson, Fred
Anderson, Ellen	Bernardo, Gail
Anderson, Gregory	Bernardo, Nelson
Anderson, Ivan	Berrouard, Blair
Anderson, Joan	Beyer, Eberhard
Anderson, Pamela	Beyer, Inge
Andreasen, Diane	Bilton, Evelyn
Andreasen, Doug	Bindi, Joan-Ann
Anstey, Douglas	Black, Margaret
Anstey, Suzanne	Black, William
Antinori, Eric	Blake, Barbara
Antinori, Joanne	Boneham, Sheila
Anton, Nancy	Bornemann, Franziska
Anton, Winston	Bornemann, Herbert
Appleyard, Susan	Bossack, Olga
Appleyard, Terrence	Bowyer, Joan
Armstrong, Richard	Bowyer, Robert
Bachly, Edith	Boylan, David
Bachly, Kevin	Boylan, Isobel
Backhaus, Susan	Bradley, Barbara
Bagshaw, Ken	Brady, Carole
Bagshaw, Nancy	Brady, Edward
Bannerman, Brian	Brady, Katherine
Bannerman, Kay	Brady, William
Barnes, Carol	Braithwaite, Marlene
Barr, Anne	Brinklow, Claude
Basso, Angelo	Brinklow, Marlene
Basso, Catherine	Broome, Cheryl
Bayens, John	Broome, Wayne
Bayliss, James	Brough, Alexander

Brough, Beatrice
Brown, Daniel
Brown, Douglas
Brown, Francoise
Brown, John
Brugmans, Peter
Bryan, Dwight
Bryan, Mary
Bryant, Maxine
Bryson, David
Bryson, Debra
Buck, Doreen
Burley, Terry
Burns, Allen
Burns, Diana
Caldwell, Sandra
Cando, Elizabeth
Caputo, Giovanna
Caringi, Silvana
Carr, Janet
Carson, Allan
Carson, Valerie
Carter, Elizabeth
Carter, John
Cavers, Lucinda
Cavers, Peter
Cecchetto, Ken
Cecchetto, Sheila
Charron, Carl
Charron, Linda
Chipchase, Jane
Chipchase, John
Chung, Barbara
Chung, Roderick
Clark, Betty Anne
Clark, Deborah
Clark, Juanita
Clark, Richard
Clark, William
Clarke, Geoffrey
Codner, Donald
Collette, Paul
Collette, Ruth
Conn, James
Conn, Marjorie
Connelly, Louise

Copeland, Randal
Copeland, Sandra
Corbett, Barry
Corbett, Elaine
Cormier, Kathleen
Coscia, Donald
Cousins, Mary
Cowden, Elizabeth
Coyell, Stella
Crawford, Dale
Crawford, Estate of Marilyn
Crawford, Patricia
Crook, Colin
Crook, Joyce
Cross, David
Crowe, Irene
Crowe, Kenneth
Crowe, Olivia
Cullen, Michael
Cullen, Vivien
Cunningham, Jack
Curlette, David
Curlette, Rae Ann
DaSilva, Reginald
DaSilva, Stephanie
Daub, Judith
Daub, Michael
Daviau, Raymond
Daviau, Stacey
Davis, James
Dea, Mary Lou
Dea, Thomas
Denis, Monica
Dennis, Nancy
Densmore, Ashley
Densmore, Joanne
Dietrich, Karin
Dietrich, Karl
Diflorio, Paul
Dixon, Donna
Dobson, Bruce
Dobson, Elizabeth
Dobson, Frederick
Dobson, Gail
Dobson, Sheila
Doldersum, Mary

Donnelly, Gary
Donnelly, Linda
Dorion, Luane
Down, John
Driscoll, Cullen
Duane, S.
Dubrick, Patricia
Dufton, Glen
Duggan, Nancy
Duggan, William
Duncan, Brenda
Duncan, David
Duncan, Joseph
Duncan, Sheila
Eaton, Carole
Eaton, Ron
Echlin, Brenda
Eden, Caroline
Ellerson, Glen
Ellerson, Joanne
Ellis, Christina
Ellis, Keith
Ellis, Phyllis
Ellis, Scott
Ellis- Swarbrick, Sylvia
Emery, Susan
Emms, Bonnie
Emms, Carl
English, Mary
Ennis, Ian
Ervin, Ineke
Ervin, James
Evans, Christine
Evans, Willis
Evdokimos, Mike
Ezard, Yette
Fair, Iris
Fair, Michael
Fanning, Richard
Farrow, Gina
Farrow, Phillip
Faulkner, Donald
Faulkner, Lynn
Fee, Lucille
Fellows, Kathleen
Ferrey, Flo Jean

Ferrey, Leslie
Fildey, Leonard
Fildey, Linda
Fournier, Aline
Fournier, Richard
Franklin, Deborah
Frivalt, Milton
Frivalt, Nancy
Frost, Joyce
Gable, Jane
Gale, Christine
Gale, Joseph
Galloway, Joyce
Garbutt, David
Garratt, David
Garratt, Phyllis
Gault, Margaret
Gauthier, Louise
Gauthier, Raymond
Gavin, Barbara
Gavin, Paul
Gburski, Carol Ann
Gburski, William
Gearing, Gary
Gearing, Sharon
Gibson, Jo-Anne
Gilchrist, Betty
Gill, Estate of William
Gill, Mary
Gilmour, Mary
Girard, Victorine
Glacer, Jackie
Goegan, Huguette
Goegan, Richard
Gold, Dan
Gold, Joyce
Gordon, Brenda
Gordon, James
Gordon, Louise
Grant, Susan
Green, Linda
Green, Patricia
Green, Richard
Griffith, Heather
Griffith, William
Grimshaw, Rick

Guard, Anne
Hadley, Gary
Hadley, Mary
Haggerty, Fiona
Haigh, Derek
Haigh, Lisa
Hainsworth, Marian
Hammett, Carol
Handlsperger, Jeffrey
Handlsperger, Katherine
Hansen, Lis
Hansen, Per
Harding, Elizabeth
Harding, Gerald
Haroutunian, Patricia
Harrington, Catherine
Harris, David
Harris, George
Harris, Karran
Harris, Peggy
Harrison, Maria
Harrison, Ronald
Hartmann, Rolf
Hastings, Andrew
Hastings, Linda
Hawe, June
Hawe, Robert
Hayes, Kenneth
Hayes, The Estate of Marlene
Henderson, Debra
Henderson, Robert
Hermans, Ada
Hewson, Linda
Hibbit, Gerald
Hibbit, Suzanne
Hickey, Norma
Hickey, The Estate Donald
Hill, Roberta
Hoddinott, Brenda
Hoddinott, James
Hogan, Gary
Hogan, Karen
Hooper, Gail
Horrocks, Sandra
Hose, Kim
Hough, Catherine

Hough, Peter
Houselander, Linda
Huber, Michele
Hume, Catherine
Hume, Michael
Humphrey, Gwen
Hunt, Floyd
Hunt, Tracy
Hunter, April
Hunter, David
Hunter, Ross
Hussey, Thomas
Ironside, Bruce
Ironside, Catherine
Irwin, John
Irwin, Lelia
Jeffrey, Deborah
Jeffrey, William
Johns, Suzanne
Johnson, Eva
Johnston, Gillian
Jones, Edward
Jones, Nancy
Joyce, Susan
Joyce, William
Jupp, Carol
Jupp, Kenneth
Justason, Mary Lou
Kaesler, Helga
Kennedy, Lucille
Kincaid, Janet
King, Lisa
Kinsella, Amanda
Kinsella, Darlene
Kipp, Theo
Korpa, Donald
Korpa, Joan
Kowbuz, Bonnie
Kozey, Rachel
Kueneman, Keith
Kueneman, Mary-Pat
Laffan, Carol
Laffan, John
Laffin, Sylvie
Lamb, Joan
Lamb, Rodney

Lamers, Donna
Lamers, Johanus
Lancaster, Donald
Lancaster, Elaine
Langille, Inez
Langille, Ronald
Laughlin, Francis
Law, Tom
Lefler, Earl
Lefler, Penny
Leonard, Karen
Leonard, Robert
Leroux, Pauline
Levert, Allen
Levert, Paulette
Lewis, Rosemarie
Lichti, Ben
Lightfoot, John
Lightfoot, Sujata
Lofft, Peter
Lowe, Brenda
Loyer, Maureen
Loyer, Maurice
Luther, Brenda
Lyons, Anne
Lyons, Richard
MacIntyre, Michael
Mackie, Kathleen
MacPherson, George
MacPherson, Jane
MacPherson, Joan
MacPherson, Murray
Maddison, Kenneth
Maddison, Linda
Madgett, Marilyn
Maltby, Sharon
Marks, Beverly
Marks, Robert
Martin, Bruce
Martin, Jean
Martin, Jean
Martin, Leslie
Martin, Randy
Mathewson, Mary
Maunder, John
Maunder, Marianne

May, George
May, Mary
McBride, Leo
McBride, Teresa
McCleave, Dawn
McCleave, Paul
McCluskey, John
McCormick, Francis
McCormick, Rose
McDiarmid, Claudia
McDiarmid, Harvey
McGillivray, John
McGillivray, Shirley
McGirr, Jack
McGirr, Sharon
McGuire, Janice
McKinley, Jack
McKinley, Patricia
McKinnon, Arnold
McKinnon, Helen
McMahon, James
McManee, Joanne
McMillan, Patricia
McNeill, Robert
McNiven, Colleen
McNiven, John
Megaffin, David
Melville, Brian
Melville, Marie
Melville, Sharon
Micallef, Marlowe
Micallef, William
Mifsud, Maria
Miles, Brian
Miles, Jackie
Miller, Sandra
Miller-Lynch, Carol
Misiak, Eva
Mitchell, Brian
Mitchell, Sally
Mitchell, Sandra
Montgomery, Jane
Montgomery, Keith
Moore, Barrie
Moore, Lynn
Morrison, Ardina

Morrison, David
Morrison, Laura
Morrow, Peggy
Moser, Barbara
Moser, Estate of James
Muir, Anne
Muller, Andras
Muller, Betty
Munshaw, Barry
Murata, Benny
Murata, Janice
Murray, Julie
Nash, Colin
Nash, Kim
Nicholson, Gemma
Nicol, Leslie
Noble, Janet
Noble, John
Noddle, Beverly
Noddle, Norman
Noonan, Emma
Norwood, John
O'Connell, Arthur
O'Connell, Mary
O'Connor, Esther
O'Connor, James
O'Connor, Mary
Oakes, Joyce
Oakes, Ronald
Ocsai, Geraldine
Ocsai, Michael
Ogden, Robert
Ounjian, Glenna
Palmer, Cheryl
Palmer, Jim
Pankhurst, Edward
Pankhurst, Robin
Paret, Eddy
Paret, Heather
Parkes, Linda
Parkes, Maureen
Parkes, Roger
Parkes, Thomas
Patrick, Caroll
Patrick, Karl
Payne, John

Penney, David
Penney, Shirley
Penton, Brendon
Penton, Theresa
Pepper, Charles
Pepper, Penelope
Peters, Lois
Petzoldt, Linda
Pigeau, Barbara
Pigeau, Robert
Pilarczyk, Mary
Pinkney, Randy
Pinkney, Reta
Pipher, Barbara
Pipher, Gary
Pirie, Jutta
Poulton, Sandra
Preston, Maureen
Preston, William
Prevost, Karen
Prevost, Richard
Pridham, Georgina
Pridham, Ignatius
Prince, Cheryl
Prince, Doreen
Prince, Sharon
Prior, Lorne
Prior, Maria
Prosolowski, Linda
Prpic, Stephen
Purchase, Brenda
Quinlan, James
Quinlan, Patrica
Quinn, Elizabeth
Rabbitts, Arthur
Rabbitts, Judith
Rancourt, Anne Marie
Rancourt, Guy
Rapp, Laura
Rapp, Walter
Rawlins, Linda
Raycraft, Jacqueline
Reader, Brenda
Reader, Randy
Richard, Bradley
Richard, Caroline

Rivait, Penny
Robbins, Jack
Robbins, Nancy
Roberts, Jim
Robillard, Gaetan
Robinson, Eric
Robinson, Gerard
Robinson, June
Robinson, Patricia
Rose, Dianne
Rose, Glen
Ross, Donna
Ross, John
Rourke, Joey
Rourke, Lilyann
Roussanoglou, Nancy
Routheut, Alice
Sacco, Vicki
Salvador, Dea
Sannachan, John
Sannachan, Margaret
Sarabura, Edward
Sarabura, Mary
Saunders, Barbara Anne
Saunders, Roger
Schrobbach, Gisela
Scobie, Dean
Scobie, Heather
Scott, Art
Scott, Charles
Scott, Cheryl
Scott, Donna
Scott, Patricia
Scutt, Sandra
Seeley, Valerie
Sharp, Nicole
Sharpen, Linda Lou
Sherman, Don
Sherman, Marilyn
Simmons, Catherine
Simmons, Wayne
Simpson, Annemarie
Simpson, Anthony
Simpson, Faye
Simpson, Tom
Sissons, Lana

Sissons, Robert
Sloan, David
Sloan, Irene
Smith, Barry
Smith, Bonnie
Smith, Elaine
Smith, Jim
Smith, Joy
Smith, Margaret Diane
Smith, Robert
Smith, Sierra
Smith, William
Snider, Ruthanne
Somerville, Eldon
Spring, Earl
Spring, Judith
Squires, Linda
St. Germain, Nancy
St. Germain, Roger
Standeaven, Patricia
Stanley, Pauline
Stark, Anne
Stevens, Brenda
Stevenson, Deanna
Stevenson, George
Stigger, George
Stigger, Janet
Stone, John
Strang, Frederick
Strang, Margaret
Strangways, Marguerite
Sullivan, Kevin
Tabone, Charlie
Taseckas, Eduardas
Taylor, Scott
Templeton, John
Templeton, Mary
Thiessen, Elizabeth
Thiessen, Frank
Thomas, Mary
Thorne, Barbara
Thorne, Greg
Timperley, Diane
Tittle, Carol
Toth, Ralph
Tracey, Cheryl-Ann

Tracey, Eileen
Tracey, Wayne
Trigg, Linda
Trudeau, Dianne
Trudeau, Phillip
Tustin, Linda
Tustin, Tom
Tyler, Isabelle
Vanaelst, Darlene
Vandenham, Gerry
Vandenham, Jennifer
Van Klink, Linda
Van Klink, William
Van Walraven, Arie
Van Walraven, Margaretha
Vasvari, Toosje
Vendel, Johannes
Verbrugge, David
Vergeer, Nellie
Wade, Joanne
Wallace, Donald
Warner, Eileen
Warner, Robert
Waters, James
Waters, Patricia
Watkins, Gordon
Watkins, Theresa
Watson, John
Watson, Virginia
Weatherall, Estate of Harvey
Weatherall, Larry
Weatherall, Nancy
Weatherall, Sheila
Weaver, James
Webb, Jacqueline
Weir, Donald
Weir, Lynne
Whall, David
Whall, Rita
White, Vernon
Whittingham, Christine
Whittingham, William
Whyte, Tom

Whyte, Vikki
Wickett, Janet
Widdifield, Doug
Widdifield, Linda
Wilks, Debbie
Wilks, Jim
Williamson, Yvonne
Willis, Doris
Willis, Gary
Willis, Janie
Willis, Raymond
Wilson, Ivan
Wilson, Kemberly
Winger, Patricia
Winger, Paul
Winter, Janice
Winters, Sandra
Wiseman, Germey
Witt, Carol
Witt, Donald
Woloshin, Maria
Woloshin, Wayne
Wood, Barry
Wood, Janice
Wood, John
Wood, Leona
Worch, Luci
Worch, Manfred
Wren, Gary
Wren, Jill
Wright, Julie
Wright, Marilyn
Wrightman, Carol
Wrightman, Wayne
Young, Mark
Young, Susan
Zannier, Linda
Zannier, Robert
Zinn, Lynn
Zinn, Thomas
Zylstra, Charles
Zylstra, Corrie

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is August 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 August 1, 2023 to July 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
10, . Atlantic Avenue	0.25%	0.25%	20	0.25%
12, . Atlantic Avenue	0.25%	0.25%	20	0.25%
14, . Atlantic Avenue	0.25%	0.25%	20	0.25%
16, . Atlantic Avenue	0.25%	0.25%	20	0.25%
18, . Atlantic Avenue	0.25%	0.25%	20	0.25%
20, . Atlantic Avenue	0.25%	0.25%	20	0.25%
1, . Illinois Crescent	0.25%	0.25%	20	0.25%
2, . Illinois Crescent	0.25%	0.25%	20	0.25%
3, . Illinois Crescent	0.25%	0.25%	20	0.25%
4, . Illinois Crescent	0.25%	0.25%	20	0.25%
5, . Illinois Crescent	0.25%	0.25%	20	0.25%
6, . Illinois Crescent	0.25%	0.25%	20	0.25%
7, . Illinois Crescent	0.25%	0.25%	20	0.25%
8, . Illinois Crescent	0.25%	0.25%	20	0.25%
9, . Illinois Crescent	0.25%	0.25%	20	0.25%
10, . Illinois Crescent	0.25%	0.25%	20	0.25%
11, . Illinois Crescent	0.25%	0.25%	20	0.25%
12, . Illinois Crescent	0.25%	0.25%	20	0.25%
16, . Illinois Crescent	0.25%	0.25%	20	0.25%
18, . Illinois Crescent	0.25%	0.25%	20	0.25%
20, . Illinois Crescent	0.25%	0.25%	20	0.25%
26, . Illinois Crescent	0.25%	0.25%	20	0.25%
28, . Illinois Crescent	0.25%	0.25%	20	0.25%
30, . Illinois Crescent	0.25%	0.25%	20	0.25%
32, . Illinois Crescent	0.25%	0.25%	20	0.25%
34, . Illinois Crescent	0.25%	0.25%	20	0.25%
1, . Indiana Avenue	0.25%	0.25%	20	0.25%
2, . Indiana Avenue	0.25%	0.25%	20	0.25%
3, . Indiana Avenue	0.25%	0.25%	20	0.25%

For the period August 1, 2023 to July 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
4, . Indiana Avenue	0.25%	0.25%	20	0.25%
5, . Indiana Avenue	0.25%	0.25%	20	0.25%
6, . Indiana Avenue	0.25%	0.25%	20	0.25%
8, . Indiana Avenue	0.25%	0.25%	20	0.25%
9, . Indiana Avenue	0.25%	0.25%	20	0.25%
10, . Indiana Avenue	0.25%	0.25%	20	0.25%
12, . Indiana Avenue	0.25%	0.25%	20	0.25%
14, . Indiana Avenue	0.25%	0.25%	20	0.25%
15, . Indiana Avenue	0.25%	0.25%	20	0.25%
16, . Indiana Avenue	0.25%	0.25%	20	0.25%
17, . Indiana Avenue	0.25%	0.25%	20	0.25%
18, . Indiana Avenue	0.25%	0.25%	20	0.25%
19, . Indiana Avenue	0.25%	0.25%	20	0.25%
20, . Indiana Avenue	0.25%	0.25%	20	0.25%
21, . Indiana Avenue	0.25%	0.25%	20	0.25%
22, . Indiana Avenue	0.25%	0.25%	20	0.25%
24, . Indiana Avenue	0.25%	0.25%	20	0.25%
25, . Indiana Avenue	0.25%	0.25%	20	0.25%
26, . Indiana Avenue	0.25%	0.25%	20	0.25%
27, . Indiana Avenue	0.25%	0.25%	20	0.25%
28, . Indiana Avenue	0.25%	0.25%	20	0.25%
29, . Indiana Avenue	0.25%	0.25%	20	0.25%
30, . Indiana Avenue	0.25%	0.25%	20	0.25%
31, . Indiana Avenue	0.25%	0.25%	20	0.25%
32, . Indiana Avenue	0.25%	0.25%	20	0.25%
35, . Indiana Avenue	0.25%	0.25%	20	0.25%
37, . Indiana Avenue	0.25%	0.25%	20	0.25%
39, . Indiana Avenue	0.25%	0.25%	20	0.25%
43, . Indiana Avenue	0.25%	0.25%	20	0.25%
45, . Indiana Avenue	0.25%	0.25%	20	0.25%
47, . Indiana Avenue	0.25%	0.25%	20	0.25%
48, . Indiana Avenue	0.25%	0.25%	20	0.25%
49, . Indiana Avenue	0.25%	0.25%	20	0.25%
50, . Indiana Avenue	0.25%	0.25%	20	0.25%
51, . Indiana Avenue	0.25%	0.25%	20	0.25%

For the period August 1, 2023 to July 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
52, . Indiana Avenue	0.25%	0.25%	20	0.25%
53, . Indiana Avenue	0.25%	0.25%	20	0.25%
55, . Indiana Avenue	0.25%	0.25%	20	0.25%
1, . Kentucky Avenue	0.25%	0.25%	20	0.25%
2, . Kentucky Avenue	0.25%	0.25%	20	0.25%
3, . Kentucky Avenue	0.25%	0.25%	20	0.25%
4, . Kentucky Avenue	0.25%	0.25%	20	0.25%
5, . Kentucky Avenue	0.25%	0.25%	20	0.25%
6, . Kentucky Avenue	0.25%	0.25%	20	0.25%
7, . Kentucky Avenue	0.25%	0.25%	20	0.25%
8, . Kentucky Avenue	0.25%	0.25%	20	0.25%
10, . Kentucky Avenue	0.25%	0.25%	20	0.25%
11, . Kentucky Avenue	0.25%	0.25%	20	0.25%
12, . Kentucky Avenue	0.25%	0.25%	20	0.25%
13, . Kentucky Avenue	0.25%	0.25%	20	0.25%
14, . Kentucky Avenue	0.25%	0.25%	20	0.25%
15, . Kentucky Avenue	0.25%	0.25%	20	0.25%
17, . Kentucky Avenue	0.25%	0.25%	20	0.25%
18, . Kentucky Avenue	0.25%	0.25%	20	0.25%
19, . Kentucky Avenue	0.25%	0.25%	20	0.25%
20, . Kentucky Avenue	0.25%	0.25%	20	0.25%
21, . Kentucky Avenue	0.25%	0.25%	20	0.25%
22, . Kentucky Avenue	0.25%	0.25%	20	0.25%
23, . Kentucky Avenue	0.25%	0.25%	20	0.25%
24, . Kentucky Avenue	0.25%	0.25%	20	0.25%
25, . Kentucky Avenue	0.25%	0.25%	20	0.25%
26, . Kentucky Avenue	0.25%	0.25%	20	0.25%
27, . Kentucky Avenue	0.25%	0.25%	20	0.25%
28, . Kentucky Avenue	0.25%	0.25%	20	0.25%
29, . Kentucky Avenue	0.25%	0.25%	20	0.25%
30, . Kentucky Avenue	0.25%	0.25%	20	0.25%
31, . Kentucky Avenue	0.25%	0.25%	20	0.25%
32, . Kentucky Avenue	0.25%	0.25%	20	0.25%
33, . Kentucky Avenue	0.25%	0.25%	20	0.25%
34, . Kentucky Avenue	0.25%	0.25%	20	0.25%

For the period August 1, 2023 to July 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
35, . Kentucky Avenue	0.25%	0.25%	20	0.25%
36, . Kentucky Avenue	0.25%	0.25%	20	0.25%
37, . Kentucky Avenue	0.25%	0.25%	20	0.25%
38, . Kentucky Avenue	0.25%	0.25%	20	0.25%
2, . Malta Avenue	0.25%	0.25%	20	0.25%
3, . Malta Avenue	0.25%	0.25%	20	0.25%
4, . Malta Avenue	0.25%	0.25%	20	0.25%
5, . Malta Avenue	0.25%	0.25%	20	0.25%
6, . Malta Avenue	0.25%	0.25%	20	0.25%
1, . Marvin Gardens Blvd	0.22%	0.22%	19	0.22%
2, . Marvin Gardens Blvd	0.22%	0.22%	19	0.22%
3, . Marvin Gardens Blvd	0.22%	0.22%	19	0.22%
4, . Marvin Gardens Blvd	0.22%	0.22%	19	0.22%
5, . Marvin Gardens Blvd	0.22%	0.22%	19	0.22%
6, . Marvin Gardens Blvd	0.22%	0.22%	19	0.22%
7, . Marvin Gardens Blvd	0.22%	0.22%	19	0.22%
8, . Marvin Gardens Blvd	0.22%	0.22%	19	0.22%
9, . Marvin Gardens Blvd	0.22%	0.22%	19	0.22%
10, . Marvin Gardens Blvd	0.22%	0.22%	19	0.22%
12, . Marvin Gardens Blvd	0.22%	0.22%	19	0.22%
14, . Marvin Gardens Blvd	0.22%	0.22%	19	0.22%
2, . New York Avenue	0.22%	0.22%	19	0.22%
4, . New York Avenue	0.22%	0.22%	19	0.22%
6, . New York Avenue	0.22%	0.22%	19	0.22%
8, . New York Avenue	0.22%	0.22%	19	0.22%
10, . New York Avenue	0.22%	0.22%	19	0.22%
12, . New York Avenue	0.22%	0.22%	19	0.22%
14, . New York Avenue	0.22%	0.22%	19	0.22%
16, . New York Avenue	0.22%	0.22%	19	0.22%
17, . New York Avenue	0.22%	0.22%	19	0.22%
18, . New York Avenue	0.22%	0.22%	19	0.22%
19, . New York Avenue	0.22%	0.22%	19	0.22%
20, . New York Avenue	0.22%	0.22%	19	0.22%
21, . New York Avenue	0.22%	0.22%	19	0.22%
22, . New York Avenue	0.22%	0.22%	19	0.22%

For the period August 1, 2023 to July 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
23, . New York Avenue	0.22%	0.22%	19	0.22%
24, . New York Avenue	0.22%	0.22%	19	0.22%
25, . New York Avenue	0.22%	0.22%	19	0.22%
26, . New York Avenue	0.22%	0.22%	19	0.22%
27, . New York Avenue	0.22%	0.22%	19	0.22%
28, . New York Avenue	0.22%	0.22%	19	0.22%
30, . New York Avenue	0.22%	0.22%	19	0.22%
31, . New York Avenue	0.22%	0.22%	19	0.22%
32, . New York Avenue	0.22%	0.22%	19	0.22%
33, . New York Avenue	0.22%	0.22%	19	0.22%
36, . New York Avenue	0.22%	0.22%	19	0.22%
38, . New York Avenue	0.22%	0.22%	19	0.22%
40, . New York Avenue	0.22%	0.22%	19	0.22%
44, . New York Avenue	0.22%	0.22%	19	0.22%
46, . New York Avenue	0.22%	0.22%	19	0.22%
49, . New York Avenue	0.22%	0.22%	19	0.22%
50, . New York Avenue	0.22%	0.22%	19	0.22%
51, . New York Avenue	0.22%	0.22%	19	0.22%
52, . New York Avenue	0.22%	0.22%	19	0.22%
54, . New York Avenue	0.22%	0.22%	19	0.22%
56, . New York Avenue	0.22%	0.22%	19	0.22%
58, . New York Avenue	0.22%	0.22%	19	0.22%
69, . New York Avenue	0.22%	0.22%	19	0.22%
70, . New York Avenue	0.22%	0.22%	19	0.22%
71, . New York Avenue	0.22%	0.22%	19	0.22%
72, . New York Avenue	0.22%	0.22%	19	0.22%
73, . New York Avenue	0.22%	0.22%	19	0.22%
74, . New York Avenue	0.22%	0.22%	19	0.22%
75, . New York Avenue	0.22%	0.22%	19	0.22%
76, . New York Avenue	0.22%	0.22%	19	0.22%
78, . New York Avenue	0.22%	0.22%	19	0.22%
80, . New York Avenue	0.22%	0.22%	19	0.22%
83, . New York Avenue	0.22%	0.22%	19	0.22%
88, . New York Avenue	0.22%	0.22%	19	0.22%
89, . New York Avenue	0.22%	0.22%	19	0.22%

For the period August 1, 2023 to July 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
92, . New York Avenue	0.22%	0.22%	19	0.22%
93, . New York Avenue	0.22%	0.22%	19	0.22%
94, . New York Avenue	0.22%	0.22%	19	0.22%
96, . New York Avenue	0.22%	0.22%	19	0.22%
98, . New York Avenue	0.22%	0.22%	19	0.22%
100, . New York Avenue	0.22%	0.22%	19	0.22%
101, . New York Avenue	0.22%	0.22%	19	0.22%
102, . New York Avenue	0.22%	0.22%	19	0.22%
103, . New York Avenue	0.22%	0.22%	19	0.22%
105, . New York Avenue	0.22%	0.22%	19	0.22%
106, . New York Avenue	0.22%	0.22%	19	0.22%
108, . New York Avenue	0.22%	0.22%	19	0.22%
109, . New York Avenue	0.22%	0.22%	19	0.22%
110, . New York Avenue	0.22%	0.22%	19	0.22%
111, . New York Avenue	0.22%	0.22%	19	0.22%
112, . New York Avenue	0.22%	0.22%	19	0.22%
115, . New York Avenue	0.22%	0.22%	19	0.22%
116, . New York Avenue	0.22%	0.22%	19	0.22%
118, . New York Avenue	0.22%	0.22%	19	0.22%
120, . New York Avenue	0.22%	0.22%	19	0.22%
122, . New York Avenue	0.22%	0.22%	19	0.22%
126, . New York Avenue	0.22%	0.22%	19	0.22%
127, . New York Avenue	0.22%	0.22%	19	0.22%
128, . New York Avenue	0.22%	0.22%	19	0.22%
129, . New York Avenue	0.22%	0.22%	19	0.22%
131, . New York Avenue	0.22%	0.22%	19	0.22%
132, . New York Avenue	0.22%	0.22%	19	0.22%
133, . New York Avenue	0.22%	0.22%	19	0.22%
134, . New York Avenue	0.22%	0.22%	19	0.22%
136, . New York Avenue	0.22%	0.22%	19	0.22%
137, . New York Avenue	0.22%	0.22%	19	0.22%
138, . New York Avenue	0.22%	0.22%	19	0.22%
139, . New York Avenue	0.22%	0.22%	19	0.22%
140, . New York Avenue	0.22%	0.22%	19	0.22%
141, . New York Avenue	0.22%	0.22%	19	0.22%

For the period August 1, 2023 to July 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
142, . New York Avenue	0.22%	0.22%	19	0.22%
143, . New York Avenue	0.22%	0.22%	19	0.22%
144, . New York Avenue	0.22%	0.22%	19	0.22%
145, . New York Avenue	0.22%	0.22%	19	0.22%
146, . New York Avenue	0.22%	0.22%	19	0.22%
147, . New York Avenue	0.22%	0.22%	19	0.22%
148, . New York Avenue	0.22%	0.22%	19	0.22%
150, . New York Avenue	0.22%	0.22%	19	0.22%
152, . New York Avenue	0.22%	0.22%	19	0.22%
154, . New York Avenue	0.22%	0.22%	19	0.22%
156, . New York Avenue	0.22%	0.22%	19	0.22%
158, . New York Avenue	0.22%	0.22%	19	0.22%
159, . New York Avenue	0.22%	0.22%	19	0.22%
160, . New York Avenue	0.22%	0.22%	19	0.22%
162, . New York Avenue	0.22%	0.22%	19	0.22%
163, . New York Avenue	0.22%	0.22%	19	0.22%
164, . New York Avenue	0.22%	0.22%	19	0.22%
6, . North Carolina Avenue	0.22%	0.22%	19	0.22%
7, . North Carolina Avenue	0.22%	0.22%	19	0.22%
8, . North Carolina Avenue	0.22%	0.22%	19	0.22%
9, . North Carolina Avenue	0.22%	0.22%	19	0.22%
10, . North Carolina Avenue	0.22%	0.22%	19	0.22%
11, . North Carolina Avenue	0.22%	0.22%	19	0.22%
12, . North Carolina Avenue	0.22%	0.22%	19	0.22%
14, . North Carolina Avenue	0.22%	0.22%	19	0.22%
16, . North Carolina Avenue	0.22%	0.22%	19	0.22%
28, . North Carolina Avenue	0.22%	0.22%	19	0.22%
29, . North Carolina Avenue	0.22%	0.22%	19	0.22%
31, . North Carolina Avenue	0.22%	0.22%	19	0.22%
3, . Pacific Avenue	0.25%	0.25%	20	0.25%
6, . Pacific Avenue	0.25%	0.25%	20	0.25%
1, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
2, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
3, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
4, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%

For the period August 1, 2023 to July 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
6, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
7, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
9, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
11, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
13, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
15, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
17, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
19, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
21, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
22, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
23, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
27, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
28, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
30, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
31, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
32, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
33, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
36, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
37, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
39, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
40, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
41, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
42, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
43, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
47, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
49, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
51, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
53, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
55, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
56, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
57, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
58, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
59, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
62, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
64, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%

For the period August 1, 2023 to July 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
65, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
66, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
67, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
68, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
69, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
71, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
72, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
73, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
74, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
76, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
77, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
78, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
80, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
81, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
82, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
85, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
87, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
89, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
93, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
95, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
99, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
101, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
103, . Pennsylvania Avenue	0.25%	0.25%	20	0.25%
1, . St. James Place	0.25%	0.25%	20	0.25%
2, . St. James Place	0.25%	0.25%	20	0.25%
3, . St. James Place	0.25%	0.25%	20	0.25%
4, . St. James Place	0.25%	0.25%	20	0.25%
5, . St. James Place	0.25%	0.25%	20	0.25%
6, . St. James Place	0.25%	0.25%	20	0.25%
7, . St. James Place	0.25%	0.25%	20	0.25%
8, . St. James Place	0.25%	0.25%	20	0.25%
9, . St. James Place	0.25%	0.25%	20	0.25%
11, . St. James Place	0.25%	0.25%	20	0.25%
12, . St. James Place	0.25%	0.25%	20	0.25%
14, . St. James Place	0.25%	0.25%	20	0.25%

For the period August 1, 2023 to July 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
15, . St. James Place	0.25%	0.25%	20	0.25%
16, . St. James Place	0.25%	0.25%	20	0.25%
17, . St. James Place	0.25%	0.25%	20	0.25%
18, . St. James Place	0.25%	0.25%	20	0.25%
19, . St. James Place	0.25%	0.25%	20	0.25%
20, . St. James Place	0.25%	0.25%	20	0.25%
21, . St. James Place	0.25%	0.25%	20	0.25%
24, . St. James Place	0.25%	0.25%	20	0.25%
25, . St. James Place	0.25%	0.25%	20	0.25%
26, . St. James Place	0.25%	0.25%	20	0.25%
27, . St. James Place	0.25%	0.25%	20	0.25%
28, . St. James Place	0.25%	0.25%	20	0.25%
29, . St. James Place	0.25%	0.25%	20	0.25%
30, . St. James Place	0.25%	0.25%	20	0.25%
31, . St. James Place	0.25%	0.25%	20	0.25%
32, . St. James Place	0.25%	0.25%	20	0.25%
33, . St. James Place	0.25%	0.25%	20	0.25%
34, . St. James Place	0.25%	0.25%	20	0.25%
35, . St. James Place	0.25%	0.25%	20	0.25%
36, . St. James Place	0.25%	0.25%	20	0.25%
37, . St. James Place	0.25%	0.25%	20	0.25%
39, . St. James Place	0.25%	0.25%	20	0.25%
41, . St. James Place	0.25%	0.25%	20	0.25%
43, . St. James Place	0.25%	0.25%	20	0.25%
47, . St. James Place	0.25%	0.25%	20	0.25%
49, . St. James Place	0.25%	0.25%	20	0.25%
51, . St. James Place	0.25%	0.25%	20	0.25%
53, . St. James Place	0.25%	0.25%	20	0.25%
55, . St. James Place	0.25%	0.25%	20	0.25%
57, . St. James Place	0.25%	0.25%	20	0.25%
59, . St. James Place	0.25%	0.25%	20	0.25%
61, . St. James Place	0.25%	0.25%	20	0.25%
63, . St. James Place	0.25%	0.25%	20	0.25%
65, . St. James Place	0.25%	0.25%	20	0.25%
67, . St. James Place	0.25%	0.25%	20	0.25%

For the period August 1, 2023 to July 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
69, . St. James Place	0.25%	0.25%	20	0.25%
71, . St. James Place	0.25%	0.25%	20	0.25%
73, . St. James Place	0.25%	0.25%	20	0.25%
75, . St. James Place	0.25%	0.25%	20	0.25%
1, . Tennessee Avenue	0.22%	0.22%	19	0.22%
3, . Tennessee Avenue	0.22%	0.22%	19	0.22%
5, . Tennessee Avenue	0.22%	0.22%	19	0.22%
6, . Tennessee Avenue	0.22%	0.22%	19	0.22%
7, . Tennessee Avenue	0.22%	0.22%	19	0.22%
8, . Tennessee Avenue	0.22%	0.22%	19	0.22%
1, . The Boardwalk	0.25%	0.25%	20	0.25%
2, . The Boardwalk	0.25%	0.25%	20	0.25%
3, . The Boardwalk	0.25%	0.25%	20	0.25%
5, . The Boardwalk	0.25%	0.25%	20	0.25%
11, . The Boardwalk	0.25%	0.25%	20	0.25%
12, . The Boardwalk	0.25%	0.25%	20	0.25%
14, . The Boardwalk	0.25%	0.25%	20	0.25%
15, . The Boardwalk	0.25%	0.25%	20	0.25%
16, . The Boardwalk	0.25%	0.25%	20	0.25%
19, . The Boardwalk	0.25%	0.25%	20	0.25%
21, . The Boardwalk	0.25%	0.25%	20	0.25%
22, . The Boardwalk	0.25%	0.25%	20	0.25%
23, . The Boardwalk	0.25%	0.25%	20	0.25%
25, . The Boardwalk	0.25%	0.25%	20	0.25%
27, . The Boardwalk	0.25%	0.25%	20	0.25%
30, . The Boardwalk	0.25%	0.25%	20	0.25%
31, . The Boardwalk	0.25%	0.25%	20	0.25%
35, . The Boardwalk	0.25%	0.25%	20	0.25%
39, . The Boardwalk	0.25%	0.25%	20	0.25%
41, . The Boardwalk	0.25%	0.25%	20	0.25%
43, . The Boardwalk	0.25%	0.25%	20	0.25%
44, . The Boardwalk	0.25%	0.25%	20	0.25%
46, . The Boardwalk	0.25%	0.25%	20	0.25%
47, . The Boardwalk	0.25%	0.25%	20	0.25%
48, . The Boardwalk	0.25%	0.25%	20	0.25%

For the period August 1, 2023 to July 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
50, . The Boardwalk	0.25%	0.25%	20	0.25%
52, . The Boardwalk	0.25%	0.25%	20	0.25%
54, . The Boardwalk	0.25%	0.25%	20	0.25%
56, . The Boardwalk	0.25%	0.25%	20	0.25%
58, . The Boardwalk	0.25%	0.25%	20	0.25%
60, . The Boardwalk	0.25%	0.25%	20	0.25%
61, . The Boardwalk	0.25%	0.25%	20	0.25%
63, . The Boardwalk	0.25%	0.25%	20	0.25%
64, . The Boardwalk	0.25%	0.25%	20	0.25%
65, . The Boardwalk	0.25%	0.25%	20	0.25%
66, . The Boardwalk	0.25%	0.25%	20	0.25%
67, . The Boardwalk	0.25%	0.25%	20	0.25%
68, . The Boardwalk	0.25%	0.25%	20	0.25%
70, . The Boardwalk	0.25%	0.25%	20	0.25%
71, . The Boardwalk	0.25%	0.25%	20	0.25%
72, . The Boardwalk	0.25%	0.25%	20	0.25%
74, . The Boardwalk	0.25%	0.25%	20	0.25%
75, . The Boardwalk	0.25%	0.25%	20	0.25%
76, . The Boardwalk	0.25%	0.25%	20	0.25%
77, . The Boardwalk	0.25%	0.25%	20	0.25%
78, . The Boardwalk	0.25%	0.25%	20	0.25%
79, . The Boardwalk	0.25%	0.25%	20	0.25%
81, . The Boardwalk	0.25%	0.25%	20	0.25%
85, . The Boardwalk	0.25%	0.25%	20	0.25%
60A, . The Boardwalk	0.25%	0.25%	20	0.25%
68A, . The Boardwalk	0.25%	0.25%	20	0.25%
2, . Ventnor Crescent	0.25%	0.25%	20	0.25%
6, . Ventnor Crescent	0.25%	0.25%	20	0.25%
7, . Ventnor Crescent	0.25%	0.25%	20	0.25%
8, . Ventnor Crescent	0.25%	0.25%	20	0.25%
10, . Ventnor Crescent	0.25%	0.25%	20	0.25%
11, . Ventnor Crescent	0.25%	0.25%	20	0.25%
12, . Ventnor Crescent	0.25%	0.25%	20	0.25%
17, . Ventnor Crescent	0.25%	0.25%	20	0.25%
19, . Ventnor Crescent	0.25%	0.25%	20	0.25%

For the period August 1, 2023 to July 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
21, . Ventnor Crescent	0.25%	0.25%	20	0.25%
23, . Ventnor Crescent	0.25%	0.25%	20	0.25%
25, . Ventnor Crescent	0.25%	0.25%	20	0.25%
27, . Ventnor Crescent	0.25%	0.25%	20	0.25%
29, . Ventnor Crescent	0.25%	0.25%	20	0.25%
44, . Vermont Avenue	0.25%	0.25%	20	0.25%
48, . Vermont Avenue	0.25%	0.25%	20	0.25%
50, . Vermont Avenue	0.25%	0.25%	20	0.25%
54, . Vermont Avenue	0.25%	0.25%	20	0.25%
1, . Virginia Avenue	0.25%	0.25%	20	0.25%
2, . Virginia Avenue	0.25%	0.25%	20	0.25%
4, . Virginia Avenue	0.25%	0.25%	20	0.25%
6, . Virginia Avenue	0.25%	0.25%	20	0.25%
8, . Virginia Avenue	0.25%	0.25%	20	0.25%
9, . Virginia Avenue	0.25%	0.25%	20	0.25%
10, . Virginia Avenue	0.25%	0.25%	20	0.25%
11, . Virginia Avenue	0.25%	0.25%	20	0.25%
13, . Virginia Avenue	0.25%	0.25%	20	0.25%
14, . Virginia Avenue	0.25%	0.25%	20	0.25%
15, . Virginia Avenue	0.25%	0.25%	20	0.25%
16, . Virginia Avenue	0.25%	0.25%	20	0.25%
17, . Virginia Avenue	0.25%	0.25%	20	0.25%
18, . Virginia Avenue	0.25%	0.25%	20	0.25%
19, . Virginia Avenue	0.25%	0.25%	20	0.25%
20, . Virginia Avenue	0.25%	0.25%	20	0.25%
21, . Virginia Avenue	0.25%	0.25%	20	0.25%
22, . Virginia Avenue	0.25%	0.25%	20	0.25%
23, . Virginia Avenue	0.25%	0.25%	20	0.25%

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.