



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-056358-23

In the matter of: 5 Rittenhouse Road, Kitchener, Ontario, N2E 2M8
7 Rittenhouse Road, Kitchener, Ontario, N2E 2M8

Between: Rittenhouse Place Apartments Limited c/o Landlord
Realstar Management Partnership

And

Refer to attached Schedule 2 Tenants

Rittenhouse Place Apartments 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 17, 2025.

The following parties attended the hearing:

Landlord Parties: Heather Waese (Landlord's legal representative), Minesh Patel (Landlord's agent), Camila Nunes (Landlord's agent), Conrad Farr (Landlord's agent).

Tenant Parties: 5 Rittenhouse Road: Afraz Arfeen (101), Ryan Park (Tenant Spouse 103), Neil Doran (201), Winter Hall (Tenant Spouse 407), Kamran Toufani (PH17)

7 Rittenhouse Road: Brenda Hepburn (101), Florika Martin (104), Elizabeth Richardson (PH02)

The Certificate of Service filed by the Landlord on November 13, 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 units: 5 Rittenhouse Road: 102, 105, 107, 301, 303, 309, 311, 401, 405, 409, 410, PH07, PH10, PH13 7 Rittenhouse Road: 202, 203, 404, 405, PH02.

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

1. The maximum rent increase above the guideline because of capital expenditures is 3.24%. This increase is for the following capital expenditures:
 - a. Balcony Restoration;
 - b. Automatic Door Operator;
 - c. Mixing Valve Repair;
 - d. Fire Safety Repairs; and
 - e. Elevator Ductless Split.
2. Where the Landlord's application requests an increase of 3.24%, the maximum increase above the guideline for these units is 2.00%. This increase is to be taken in the first year.
3. The weighted useful life for the capital expenditures is 12 years.
4. The first effective date of the rent increase above the guideline is September 1, 2023.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 2.00% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken as follows:
 - a. The Landlord may increase the rents charged by 2.00% within the time period of September 1, 2023, to August 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 90 days of the date of this order.

February 6, 2026

Date Issued

Diego Fernandez-Stoll

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:

5 Rittenhouse Road, Kitchener, Ontario, N2E 2M8

101	208	411
103	211	413
104	214	415
106	215	PH01
108	304	PH02
109	306	PH03
111	307	PH08
112	313	PH09
113	314	PH11
201	315	PH12
202	316	PH15
203	317	PH16
205	402	PH17
206	407	PH18
207	408	

7 Rittenhouse Road, Kitchener, Ontario, N2E 2M8

101	302	PH01
103	303	PH04
104	305	PH05
204	402	
301	403	

Schedule 2 - Tenants who are Affected by this Order:

Adam, Magdalena
Adenola, Oluwaseyi
Ahmad, Usama
Amaral, Jose
Arfeen, Afraz
Atkins, Colin
Aubie, Henri
Augusto Da Silva, Cesar
Barnes, Tina
Barot, Vaibhavi
Beaupre, Brian
Biggs, Bryden
Boutilier, Elena
Brito, Melissa
Businaro, Matt
Cameron, Thomas
Cannon, Loriann
Choi, Seeun
Chou, Ly
Cruikshank, Christopher
Dehaan, Breanne
Doran, Neil
Downes, Nathan
Driedger, Ronald
Fletcher, Kimberly
Grenier, Troy
Guthrie, Tracey
Hackett, Benjamin
Harper, Kathy

Henderson, Allan
Hepburn, Brenda
Hess, Robert
Jaksic, Stephanie
Johnston, Nancy
Johnstone, Meredith
Keais, Chris
Keeler, David
Lewis, Albert
Mann, Michelle
Martin, Florika
Nicholl, Melanie
Pados, Sandor
Pauser, Traian
Prues, Geri
Ramzan, Farouk
Reinhart, Christopher
Richardson, Elizabeth
Sanders, Bethany
Sutherland, James
Sysoutham, Laurie
Taki, Ryan
Toufani, Kamran
Trautman, Paul
Vadim, Grachev
Vogel, Colin
Voll, Nathaniel
Yongwook, Sim

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 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 this 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 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 this 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.