



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

File Number: LTB-L-080262-23

In the matter of: 11, 15, 23, 25, 27, 35, 37, 39, 47, 49, 51
Westmount Road East, Kitchener, ON N2M 4Y2
and
1249-1293 Queen's Boulevard, Kitchener, ON N2M 1C6

Between: Friedesons AG Landlord

And

Refer to attached Schedule 2 Tenants

Friedesons AG (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: Paul Cappa – Landlord's Legal Representative; Jennifer Belile – Property Manager; Glenn Bridal – Superintendent; Kimberley Bridal – Superintendent; and several Tenants.

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 on Queen's Boulevard: 1249; 1253; 9-1265; 1-1269; 8-1269; 2-1285; 3-1285; 10-1289; 1-1293; and 3-1293.

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

1. The maximum rent increase above the guideline because of capital expenditures is 7.96%. This increase is for the following capital expenditures:
 - a. Paving;
 - b. Masonry repairs;
 - c. Roof replacement (1283 Queen's Blvd);
 - d. Furnace replacement;
 - e. Water heater replacement; and
 - f. Roof replacement (1293 Queen's Blvd).

2. Where the Landlord's application requests an increase of 7.96%, the maximum increase above the guideline for these units remains at 7.96%. This increase is to be taken as follows: 3% in the first year; 3% in the second year; and 1.96% in the third year.
3. Where the Landlord's application requests an increase of 5.79%, the maximum increase above the guideline for these units remains at 5.79%. This increase is to be taken as follows: 3.00% in the first year; and 2.79% in the second year.
4. Where the Landlord's application requests an increase of 5.56%, the maximum increase above the guideline for these units is 5.36%. This increase is to be taken as follows: 3.00% in the first year; and 2.36% in the second year.
5. Where the Landlord's application requests an increase of 4.70%, the maximum increase above the guideline for these units remains at 4.70%. This increase is to be taken as follows: 3.00% in the first year; and 1.70% in the second year.
6. Where the Landlord's application requests an increase of 4.67%, the maximum increase above the guideline for these units remains at 4.67%. This increase is to be taken as follows: 3.00% in the first year; and 1.67% in the second year.
7. Where the Landlord's application requests an increase of 3.26%, the maximum increase above the guideline for these units remains at 3.26%. This increase is to be taken as follows: 3.00% in the first year; and 0.26% in the second year.
8. Where the Landlord's application requests an increase of 2.56%, the maximum increase above the guideline for these units is 2.55%. This increase is to be taken in the first year.
9. The weighted useful life for the capital expenditures is set out in Schedule 3.
10. The first effective date of the rent increase above the guideline is January 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 120 days of the date of this order.

February 9, 2026
Date Issued

Angela McLaughlin
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 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:**Queen's Boulevard, Kitchener, Ontario, N2M 1C61251**

1255	1257	1259	1261
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Westmount Road East, Kitchener, Ontario, N2M 4Y2

11	23	27	37	47	51
15	25	35	39	49	

1265 Queen's Boulevard, Kitchener, Ontario, N2M 1C6

1	4	7	11	14
2	5	8	12	
3	6	10	13	

1269 Queen's Boulevard, Kitchener, Ontario, N2M 1C6

2	4	6	9	11	13
3	5	7	10	12	14

1273 Queen's Boulevard, Kitchener, Ontario, N2M 1C6

1	3	5	7
2	4	6	
8			

1277 Queen's Boulevard, Kitchener, Ontario, N2M 1C6

1	3	5	7	9
2	4	6	8	

1283 Queen's Boulevard, Kitchener, Ontario, N2M 1C6

1	3	5	7	9
2	4	6	8	10

1285 Queen's Boulevard, Kitchener, Ontario, N2M 1C6

1	4	5	6	7
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1289 Queen's Boulevard, Kitchener, Ontario, N2M 1C6

1	3	5	7
2	4	6	8

1293 Queen's Boulevard, Kitchener, Ontario, N2M 1C6

2	4
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Schedule 2 - Tenants who are Affected by this Order:

Abiad, Katie
Alge, Kathy
Alvarez, Gustavo
Armstrong, Tabitha
Arnold, Bradley
Azabdaftari, Kamelia
Barker, Robert
Barnes, Matthew
Baron, Rebecca
Battiste, Mary
Becker, Barry
Birdsall, Jennifer
Black, Everlin
Bogle, Jennifer
Bradshaw, John
Bruns, Bert
Castonguay, Jesse
Collantes, Alison
Colter, Sarah
Corso, Noemi
Deline, Jim
DeSouza, Paulo
Disley, Eleanor
Estrada, Manuel
Finlayson, Brian
Fucile, Remo
Germs, Amy
Gillingham, Tony
Girt, Benjamin
Grieve, Alex
Hanlon(Tran), Kim
Harrison, Christine
Hartman, Tammy
Hedges, Susan
Heibein, Teresa
Herman, Jenifer
Hernandez, Marcos
Hicknell, Joyce
Hofstede, Rebecca
Jansen, Josef
Jukic, Davor
Karn, Steven

Keighan, Randy
Kim, Kyoung
Korsak, Marian
Korsch, Robin
Ledgerwood, John
Lee, David
Matthews, Cliff
May, Kelly
McAlister, Fiona
McParland, Sean
Milojevic, Slobodan
Morton, Joe
Moser, Scott
Munye, Abdulreham
Murray, Tom
O'Brien, Bonnie
Olsen, Lisa
Pandya, Naresh
Paul, Catherine/Ann
Piotrowski, Cindy
Potter, Tracey
Prince, Melissa
Ray, Shannon
Rivera, Ricardo
Schweitzer, Jacqueline
Sinoyiannis, Peter
Slauenwhite, Margaret
Smith, Cassie
Smith, Michelle
St.Amour, Andre
Starchuk, Terry
Suwala, Roman
Taylor, Ian
Toma, Mouead
Tran, KimLam
Urssu, Erika
Vasquez, Hector
Wells, Donald
Welshman, Jennifer
Wolfe, Cassidy
Zehr, David

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is January 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 January 1, 2024 to December 31, 2024		Period of January 1, 2025 to December 31, 2025		Period of January 1, 2026 to December 31, 2026			
	% 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
11, Westmount Road East	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
15, Westmount Road East	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
23, Westmount Road East	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
25, Westmount Road East	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
27, Westmount Road East	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
37, Westmount Road East	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
39, Westmount Road East	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
47, Westmount Road East	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
49, Westmount Road East	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
51, Westmount Road East	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
1261, Queen's Boulevard	3.00%	3.00%	1.67%	1.67%	0.00%	0.00%	20	4.67%
35, Westmount Road East	3.00%	3.00%	1.67%	1.67%	0.00%	0.00%	20	4.67%
1, 1265 Queen's Boulevard	3.00%	3.00%	2.79%	2.79%	0.00%	0.00%	18	5.79%
2, 1265 Queen's Boulevard	3.00%	3.00%	2.79%	2.79%	0.00%	0.00%	18	5.79%
3, 1265 Queen's Boulevard	3.00%	3.00%	2.79%	2.79%	0.00%	0.00%	18	5.79%
4, 1265 Queen's Boulevard	3.00%	3.00%	2.79%	2.79%	0.00%	0.00%	18	5.79%
5, 1265 Queen's Boulevard	3.00%	3.00%	2.79%	2.79%	0.00%	0.00%	18	5.79%
6, 1265 Queen's Boulevard	3.00%	3.00%	3.00%	3.00%	1.96%	1.96%	20	7.96%
7, 1265 Queen's Boulevard	3.00%	3.00%	2.79%	2.79%	0.00%	0.00%	18	5.79%
8, 1265 Queen's Boulevard	3.00%	3.00%	2.79%	2.79%	0.00%	0.00%	18	5.79%
10, 1265 Queen's Boulevard	3.00%	3.00%	2.79%	2.79%	0.00%	0.00%	18	5.79%
11, 1265 Queen's Boulevard	3.00%	3.00%	2.79%	2.79%	0.00%	0.00%	18	5.79%
12, 1265 Queen's Boulevard	3.00%	3.00%	2.79%	2.79%	0.00%	0.00%	18	5.79%
13, 1265 Queen's Boulevard	3.00%	3.00%	2.79%	2.79%	0.00%	0.00%	18	5.79%
14, 1265 Queen's Boulevard	3.00%	3.00%	2.79%	2.79%	0.00%	0.00%	18	5.79%
2, 1269 Queen's Boulevard	3.00%	3.00%	1.67%	1.67%	0.00%	0.00%	20	4.67%

Rental Unit Address Name	Period of January 1, 2024 to December 31, 2024		Period of January 1, 2025 to December 31, 2025		Period of January 1, 2026 to December 31, 2026			
	% 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
3, 1269 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
4, 1269 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
5, 1269 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
6, 1269 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
7, 1269 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
9, 1269 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
10, 1269 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
11, 1269 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
12, 1269 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
13, 1269 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
14, 1269 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
1, 1273 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
2, 1273 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
3, 1273 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
4, 1273 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
5, 1273 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
6, 1273 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
7, 1273 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
8, 1273 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
1, 1277 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
2, 1277 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
3, 1277 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
4, 1277 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
5, 1277 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
6, 1277 Queen's Boulevard	3.00%	3.00%	0.26%	0.26%	0.00%	0.00%	18	3.26%
7, 1277 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
8, 1277 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
9, 1277 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
1, 1283 Queen's Boulevard	3.00%	3.00%	1.70%	1.70%	0.00%	0.00%	15	4.70%
2, 1283 Queen's Boulevard	3.00%	3.00%	1.70%	1.70%	0.00%	0.00%	15	4.70%
3, 1283 Queen's Boulevard	3.00%	3.00%	1.70%	1.70%	0.00%	0.00%	15	4.70%
4, 1283 Queen's Boulevard	3.00%	3.00%	1.70%	1.70%	0.00%	0.00%	15	4.70%
5, 1283 Queen's Boulevard	3.00%	3.00%	1.70%	1.70%	0.00%	0.00%	15	4.70%
6, 1283 Queen's Boulevard	3.00%	3.00%	1.70%	1.70%	0.00%	0.00%	15	4.70%

Rental Unit Address Name	Period of January 1, 2024 to December 31, 2024		Period of January 1, 2025 to December 31, 2025		Period of January 1, 2026 to December 31, 2026			
	% 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
7, 1283 Queen's Boulevard	3.00%	3.00%	1.70%	1.70%	0.00%	0.00%	15	4.70%
8, 1283 Queen's Boulevard	3.00%	3.00%	1.70%	1.70%	0.00%	0.00%	15	4.70%
9, 1283 Queen's Boulevard	3.00%	3.00%	1.70%	1.70%	0.00%	0.00%	15	4.70%
10, 1283 Queen's Boulevard	3.00%	3.00%	1.70%	1.70%	0.00%	0.00%	15	4.70%
1, 1285 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
4, 1285 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
5, 1285 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
6, 1285 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
7, 1285 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
1, 1289 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
2, 1289 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
3, 1289 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
4, 1289 Queen's Boulevard	3.00%	3.00%	0.26%	0.26%	0.00%	0.00%	18	3.26%
5, 1289 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
6, 1289 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
7, 1289 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
8, 1289 Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
2, 1293 Queen's Boulevard	3.00%	3.00%	2.36%	2.36%	0.00%	0.00%	15	5.36%
4, 1293 Queen's Boulevard	3.00%	3.00%	2.36%	2.36%	0.00%	0.00%	15	5.36%
1251, Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
1255, Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
1257, Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%
1259, Queen's Boulevard	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	15	2.55%

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 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 the period 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 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.