



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

Citation: GF 2801 Jane Street Ltd. v Yoeup, 2026 ONLTB 11038

Date: 2026-02-12

File Number: LTB-L-007514-23

In the matter of: 2801 Jane Street, Toronto, Ontario, M3N 2H8

Between: GF 2801 Jane Street Ltd. Landlord

And

Refer to attached Schedule 2 Tenants

GF 2801 Jane Street Ltd. (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.

Order Preamble

A Case Management Hearing was held on May 12, 2025. The parties were unable to resolve the issues at that hearing and this application was scheduled for a written merits hearing.

This application was resolved by a written hearing. The Board received submissions from the following Tenants: Shirlon Alicia Primus – Unit 905, Sajjad Amin – Unit 906, and Paul Bains – Unit 1708.

A reply to the Tenant submissions was received from the Landlord.

The Certificate of Service filed by the Landlord on May 28, 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: 101, 102, 104, 109, 310, 402, 501, 505, 607, 708, 711, 808, 910, 1003, 1008, 1109, 1112, 1414, 1509, 1608, and 1709.

The Certificate of Service filed by the Landlord on May 28, 2025, indicates that some Tenants listed in the application were not served with the application and notice of hearing. The Board shall therefore amend the application by removing the Tenants as

parties. 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: Karina Cruz.

Preliminary Matters

New Evidence on Reply Not Permitted

In reply to the submissions of Tenant, Sajjad Amin – Unit 906, pertaining to their argument that work to the exterior of the building under Capital Expenditure #1 was purely cosmetic, the Landlord sought to introduce new evidence through their reply, being a letter from RJC Engineers to the Landlord, dated July 16th, 2025.

Given that the Tenants did not have an opportunity to reply to this evidence, this evidence has not been considered in this Order.

New evidence is not permitted on reply without permission from the Board.

It is determined that:

1. I find that the Landlord has justified a rent increase above the guideline because the Landlord incurred an eligible capital expenditure for the residential complex or one or more of the rental units in it.

THE DEFINITION OF CAPITAL EXPENDITURE

2. The Landlord must lead evidence to establish that each of the capital expenditures claimed meets the definition of "capital expenditure" as set out in s. 18(1) of the regulation. It says:

"capital expenditure" means an expenditure for an extraordinary or significant renovation, repair, replacement or new addition, the expected benefit of which extends for at least five years including,

- a. an expenditure with respect to a leased asset if the lease qualifies as determined under subsection (2), and
- b. an expenditure that the landlord is required to pay on work undertaken by a municipality, local board or public utility, other than work undertaken because of the landlord's failure to do it,

but does not include,

- c. routine or ordinary work undertaken on a regular basis or undertaken to maintain a capital asset in its operating state, such as cleaning and janitorial services, elevator servicing, general building maintenance, grounds-keeping and appliance repairs, or

- d. work that is substantially cosmetic in nature or is designed to enhance the level of prestige or luxury offered by a unit or residential complex;

"ELIGIBLE" CAPITAL EXPENDITURES

- 3. In addition to meeting the definition of capital expenditure, each of the Landlord's claimed items must be an "eligible" capital expenditure.
- 4. Subsections 126(7) and (8) of the Act say:

(7) Subject to subsections (8) and (9) and except under the prescribed circumstances, a capital expenditure is an eligible capital expenditure for the purposes of this section if,

- a. it is necessary to protect or restore the physical integrity of the residential complex or part of it;
- b. it is necessary to comply with subsection 20 (1) or clauses 161 (a) to (e);
- c. it is necessary to maintain the provision of a plumbing, heating, mechanical, electrical, ventilation or air conditioning system;
- d. it provides access for persons with disabilities;
- e. it promotes energy or water conservation; or
- f. it maintains or improves the security of the residential complex or part of it.

(8) A capital expenditure to replace a system or thing is not an eligible capital expenditure for the purposes of this section if the system or thing that was replaced did not require major repair or replacement, unless the replacement of the system or thing promotes,

- g. access for persons with disabilities;
- h. energy or water conservation; or
- i. security of the residential complex or part of it.

THE 18-MONTH WINDOW

- 5. Pursuant to s. 26(2) of the regulation a rent increase shall not be ordered in respect of a capital expenditure unless the work was completed during the 18-month period ending 90 days before the effective date of the first intended rent increase referred to in the application. In this case the 18-month window is from April 3, 2021 to October 3, 2022.

6. The expenditure must also be "incurred" which essentially means the work must have been paid for prior to the application being filed. This is not an issue with respect to any of the items claimed in this application.

THE USEFUL LIFE

7. If the expenditure meets the requirements set out above, then the Board must establish the useful life of the work done in order to calculate the allowable increase.

8. Section 27 of the regulation says:

27. (1) The useful life of work done or a thing purchased shall be determined from the Schedule subject to the following rules:

- a. Where the useful life set out in Column 3 of the Tables in the Schedule is less than 10 years, the useful life of work done or a thing purchased shall be deemed to be 10 years.
- b. If, when a thing is purchased, it has previously been used, the useful life of the thing shall be determined taking into account the length of time of that previous use.
- c. If the work done or thing purchased does not appear in the Schedule, the useful life of the work or thing shall be determined with reference to items with similar characteristics that do appear in the Schedule.
- d. Despite paragraphs 2 and 3, for the purposes of making a finding under this section, the useful life of work done or a thing purchased shall not be determined to be less than 10 years.

(2) If the useful life of work done or a thing purchased cannot be determined under subsection (1) because the work or thing does not appear in the Schedule and no item with similar characteristics appears in the Schedule, the useful life of the work or thing shall be what is generally accepted as the useful life of such work or thing but in no case shall the useful life be determined to be less than 10 years.

Capital Expenditure

9. The Landlord justified a rent increase above the guideline because of capital expenditures.
10. The rent increase above the guideline because of capital expenditure is not the same for all of the affected units. The maximum rent increase above the guideline is 7.49%, but the increase is lower for Tenants who have moved into their units more recently or who are not affected by some of the capital expenditures. See

Schedule 3 for the unit specific increases. The Landlord's application is for the following capital expenditures:

- a. Balcony & Exterior Wall Rehabilitation;
- b. Mechanical System Upgrade; and
- c. Building Automation System.

Capital Expenditure #1: Balcony & Exterior Wall Rehabilitation

11. The Landlord submits that the balcony and exterior wall rehabilitation was necessary because the balcony railings exhibited signs of extensive corrosion related deterioration and the cementitious coating on the surface of the balcony slabs was cracked and locally de-bonded.
12. In support of their application, the Landlord relies on the Balcony and Exterior Wall Rehabilitation Report prepared by Read Jones Christoffersen Ltd. (RJC Engineers), dated March 18, 2020 (hereafter the RJC Balcony & Exterior Wall Report). That report set out the deficiencies identified, including photographic images, by the RJC Engineers on inspection including:
 - Localized slab edge deterioration under windows and at brick masonry shear walls.
 - Localized deteriorated and spalling brick at various elevations.
 - Localized peeling paint at suspended balcony slab soffits.
 - Balcony guards are typically in poor condition, with corroded baseplates and peeling paint.
13. The RJC Balcony & Exterior Wall Report also set out recommendations to address the deficiencies including:
 - Removal and disposal of the existing balcony guards and installation of new aluminium balcony guards and new dividers.
 - Removal and disposal of any existing finishes (paint, coatings, tile, etc.) on the surface of the balcony slabs.
 - Localized balcony slab surface, slab soffit, slab edge and vertical concrete repairs, including new balcony slab surface waterproofing.
 - Localized brick masonry and exposed cast-in-place concrete shear wall repairs, including re-pointing of deterioration mortar joints, and replacement of deteriorated sealants.
 - Painting of all exposed masonry brick walls and cast-in-place concrete walls, slab edges, and parapets.
14. The Landlord's Evidence Package also contained photos of the exterior of the building including the balconies prior to and after the restoration. I also note these images show a significant amount of rust along the base of the balcony railings as well as along the top of the balcony dividers.

15. The scope of the work for the balcony and exterior wall rehabilitation involved exterior masonry rehabilitation – including removal and replacement of deteriorated building sealants, re-pointing of deteriorated mortar joints, localized balcony slab concrete repair and restoration, balcony slab waterproofing installation, balcony guard replacement, and building exterior painting.
16. The Landlord submits that the balcony and exterior wall rehabilitation is “eligible” under s. 126(7)(a) of the Act as it is necessary to protect or restore the physical integrity of the residential complex or part of it, and under s. 126(7)(b) of the Act as it is necessary to comply with subsection 20 (1) of the Act.

A Capital Expenditure or Substantially Cosmetic in Nature?

17. The Tenant, Sajjad Amin – Unit 906 submits that the work is substantially cosmetic in nature. In support of their submission, they included pictures of the exteriors of a number of other buildings, which I presume to be buildings owned/operated by the Landlord, having a similar exterior look with respect to balconies and exterior paint. Similarly, the Tenant Paul Bains – Unit 1708, submitted photographs of other buildings, but made no submissions.
18. There is undoubtedly a cosmetic value associated with some of this type of work. A wall that has been freshly painted looks better than a wall that was last painted 15 years ago. The issue however is whether the work is substantially cosmetic in nature or is designed to enhance the level of prestige or luxury, such that it is excluded from the definition of “capital expenditure” contained in subsection 18(1) of the Regulation. In other words, an expenditure for an extraordinary or significant renovation, repair, replacement or new addition, the expected benefit of which extends for at least five years is not excluded from the definition of capital expenditure simply because it also improves the appearance of the residential complex. Work done to other buildings which are not a part of this application are not relevant and cannot be considered.
19. Notwithstanding the cosmetic benefit achieved by work done, the RJC Balcony & Exterior Wall Report set out, as noted above, a number of deficiencies pertaining to the balconies and exterior walls and recommendations which went beyond being purely or substantially cosmetic in nature. I am satisfied that the work completed to the balconies and exterior walls was significant and meets the definition of a “capital expenditure” as set out in s. 18(1) of O. Reg. 516/06 as the work was a significant repair and replacement, the expected benefit of which extends for at least five years.

20. Further, I am satisfied that capital expenditure work is eligible under s. 126(7)(a) of the Act as it is necessary to protect or restore the physical integrity of the residential complex or part of it, and under s. 126(7)(b) of the Act as it is necessary to comply with subsection 20 (1) of the Act.

21. The application reflects that the Landlord did not receive any rebates or government grants for this capital expenditure.

22. Therefore, the cost of this capital expenditure is \$ \$1,848,760.00.

23. The useful life of this capital expenditure is 12 years.

Capital Expenditure #2: Mechanical System Upgrade

24. The Landlord submits that the mechanical system upgrade work was necessary because the heating boiler was flagged with heavy oxidization and corrosion and the domestic boilers were in poor condition due to corrosion resulting in low reliability. In addition, the Landlord submits that the hot water tanks were leaking.

25. In support of this claimed capital expenditure the landlord retained Cynergy Mechanical who undertook an audit of the heating system the domestic hot water in ventilation systems for the residential complex. The Cynergy Mechanical – Mechanical Audit Report 2801 Jane Street Report dated August 11, 2020 set out deficiencies, recommended work, and work completed which includes the following:

- *Deficiency & Recommendation:* The cold-water booster pump package was reaching the end of its life. Recommended installation of a new energy efficient booster pump package.
- *Deficiency & Recommendation:* The upper domestic hot water storage tank is leaking from the outer steel shell and the concrete lining was compromised by rust and corrosion from leaching throughout the steel. Recommended the replacement of the domestic upper and lower tanks.
- *Deficiency & Recommendation:* Both Boiler #1 and #2 looked to be in poor condition due to corrosion on all components with signs of internal poor combustion and wear. Low reliability of the boilers and recommended replacement. The reliability of these domestic boilers is very low and recommended that they be replaced.
- *Deficiency & Recommendation:* Heating Boiler #1 was flagged with heavy oxidation and corrosion indicating that it was previously operating with poor combustion and that the heat exchanger might be compromised. Recommended full boiler retrofit with high

efficiency and reliability, and replacement of boiler room pump guards.

- *Deficiency & Recommendation:* Poor venting for the two existing domestic boilers which can create off gas from the boiler to enter the building, and improper gas line regulator venting. Recommended boiler room retrofit considering a new vent location or chimney system, replacement of control valve and control system, asbestos remediation required, new-non-vent regulators to meet gas regulations and code, install new pipe, and replacement of valves and fittings between the main and riser piping as required.
- *Deficiency & Recommendation:* Garage hydronic heaters are in very poor condition and recommended for replacement and electrical updates to meet the current electrical code including a CO system for efficient operation.
- *Deficiency & Recommendation:* Roof fans have considerable wear and tear. Recommended replacement schedule for new roof exhaust and fresh air fans, roof top protection for the one fan given it's proximity from the edge.
- *Deficiency & Recommendation:* There was no mechanical cooling for the elevator machine room and the installation of a ductless split air conditioning unit was recommended.

26. The scope of the work for the mechanical system upgrade involved replacement or retrofitting the booster and boiler pumps, boiler room ventilation system, garage heating and exhaust systems, roof make up air fans and exhaust fans, and elevated machine room cooling.

27. The Landlord submits that the mechanical system upgrade is "eligible" under s. 126(7)(c) of the Act as it is necessary to maintain the provision of a plumbing, heating, mechanical, electrical, ventilation or air conditioning system, and under s. 126(7)(e) of the Act because it promotes energy conservation.

28. On a careful review of the evidence including invoices, submissions of the parties, I am satisfied that the mechanical system upgrade work completed at the rental complex was significant and meets the definition of a "capital expenditure" as set out in s. 18(1) of O. Reg. 516/06 as the work was a significant repair and replacement, the expected benefit of which extends for at least five years. Further, I am satisfied that capital expenditure work is eligible under s. 126(7)(c) of the Act as it is necessary to maintain the provision of a plumbing, heating, mechanical, electrical, ventilation or air conditioning system, and under s. 126(7)(e) of the Act because it promotes energy conservation.

29. The application reflects that the Landlord did not receive any rebates or government grants for this capital expenditure.

30. Therefore, the cost of this capital expenditure is \$644,489.00.

31. The useful life of this capital expenditure is 15 years.

Capital Expenditure #3: Building Automation System

32. The Landlord submits that the building automation system was installed to promote energy conservation. For the benefit of the parties, a building automation system works in conjunction with a building's mechanical and electrical equipment including HVAC (heating, ventilation, and air conditioning).

33. The Landlord submits that the old system required manual adjustments to accommodate the changing needs of the building which resulted in slower response times, and compromised comfort and energy efficiency.

34. The scope of the work involved the installation of a building automation system. The Landlord submits that included additional sensors to Tenant suites which monitor the ambient temperature, and the data is used by the boiler controllers to then adjust the heating to meet the demands of the building.

35. The Landlord submits that the building automation system is “eligible” under s. 126(7)(e) of the Act because it promotes energy conservation.

36. There were no Tenant submissions concerning this capital expenditure.

37. I am satisfied that the building automation system work completed at the rental complex was significant and meets the definition of a “capital expenditure” as set out in s. 18(1) of O. Reg. 516/06 as the work was a significant replacement, the expected benefit of which extends for at least five years. Further, I am satisfied that capital expenditure work is eligible under s. 126(7)(e) of the Act because it promotes energy conservation.

38. The Landlord submits that they received a rebate in the amount of \$4,938.98 for the installation of the building automation system. As such, the claimed amount for this capital expenditure is reduced accordingly.

39. Therefore, the cost of this capital expenditure is \$38,284.00 (\$43,223.00 - \$4,938.98).

40. The useful life of this capital expenditure is 15 years.

Written Submissions

Landlord's Right to Apply for an Above Guideline Increase

41. The Tenant, Sajjad Amin – Unit 906, submits that Tenants are not shareholders in the property and have no benefit from the increased property value that the Landlord gets from doing capital work on their property. They submit that Tenants are not responsible for additional expenditures that accrue during the tenancy to maintain the building and do other upgrades. They submit that the rent increase guideline amount is fair enough for regular repairs and upgrades.
42. Although the Tenant may feel it is unjust, the Board is a creature of statute charged with applying the law as written. Section 126 of the *Act* specifically provides that a Landlord may apply for an AGI for eligible capital expenditures incurred respecting the residential complex or rental units. The Board cannot stop the Landlord from exercising its right to apply for an above guideline rent increase.

Maintenance

43. The Tenant, Sajjad Amin – Unit 906, submits, with photographic evidence, that this work does not benefit the Tenants as the windows and the doors are old and drifty, that they sealed the doors with duct tape in the winter, and cannot open their windows in summer as the slides are not functioning due to sealant.
44. In reply, the Landlord submits that they followed up with the Tenant about the issues raised and was advised by the Tenant that they did not have issues with their windows and doors but that the balcony door was missing a screen. They submit that they retained a contractor to replace the missing screen which was to be done shortly thereafter.
45. While I understand the submissions of the Tenant, Sajjad Amin – Unit 906, raising maintenance issues in their rental unit pertaining to drifty windows and doors and issues with opening the windows in the summer months, I do not find that these maintenance issues negate that the affected Tenants would otherwise benefit from the mechanical system upgrades.
46. The Tenant, Paul Bains – Unit 1708, submitted photographic evidence which included pictures of different areas of asphalt and/or concrete walkways which appear to be cracked and deteriorated in different areas. There were no

submissions from the Tenant to accompany their photographs. I presume the Tenant submitted the photographs, to raise maintenance issues concerning the asphalt and/or concrete walkways at the residential complex.

47. The Tenant, Shirlon Alicia Primus – Unit 905, submitted a photograph of what appears to be a ceiling vent. There were no submissions to accompany that photograph.
48. In reply to the photographs of asphalt, the Landlord submits that these photographs pertain to the residential complex and that they are obtaining a quote from a contractor to undertake repairs to asphalt and concrete walkways.
49. Subsection 126(12) of the *Act* refers to serious, ongoing breaches of the Landlord's maintenance obligations. I am not satisfied that the maintenance issues raised, including the images showing areas of cracking and deterioration of asphalt and or concrete, or any issues with the photograph of the vent, even if they remain outstanding, would rise to the level of a serious breach of the Landlord's maintenance obligation. A disrepair problem that is not "serious" as that term is used under the Act is not relevant to these proceedings. However, the Tenant(s) is entitled to file their own applications at the Board in respect of these issues.

General

50. There is a prior Above Guideline Rent Increase (AGI) order, file number **LTB-L-080709-22** concerning this property.
 - a. Some of the units in this current application are affected by that prior AGI order. All of the permitted rent increases in the prior AGI order have not yet been taken. As a result, there will be an overlap in the rent increases from the prior and current orders for the affected units.
 - b. For capital expenditure work done, the Landlord cannot increase the rent by more than 3% (plus the annual guideline amount) in any one year period even if there are overlapping AGI orders.
 - c. The rent increases permitted by this current order may overlap with the increases in the prior AGI order up to the maximum of 3% per year (plus the annual guideline amount). However, if the maximum 3% per year has already been taken under the prior order, some or all of the rent increases in this order will be deferred until the rent increases in the prior order have been taken.

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.

February 12, 2026
Date Issued

Luciella Longo
Member, 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:

2801 Jane Street, Toronto, Ontario, M3N 2H8

101	405	612	907	1207	1612
110	406	614	908	1208	1614
111	407	615	911	1209	1615
112	408	701	912	1210	1701
114	409	702	914	1211	1702
115	410	703	915	1212	1703
201	411	704	1001	1214	1704
203	412	705	1002	1215	1706
204	414	706	1004	1401	1707
205	415	707	1005	1402	1708
206	502	710	1006	1403	1710
207	503	712	1007	1404	1711
209	504	714	1010	1405	1712
210	506	715	1011	1406	1714
211	507	801	1012	1407	1715
212	508	802	1014	1408	1801
214	509	804	1015	1409	1802
215	510	805	1101	1410	1803
301	511	806	1102	1415	1804
302	512	807	1103	1501	1805
303	514	809	1104	1503	1806
304	515	810	1105	1505	1807
306	601	811	1106	1507	1808
307	602	812	1108	1511	1809
308	603	814	1110	1514	1810
309	604	815	1111	1601	1811
311	605	901	1114	1602	1812
312	606	902	1115	1603	1814
314	608	903	1201	1605	1815
315	609	904	1202	1606	
401	610	905	1203	1609	
403	611	906	1206	1610	

Schedule 2 - Tenants who are Affected by this Order:

Abdalla, Is-Hak Mohd	Campbell, Nedia	Herrera Gomez, Juan
Abdelfatah, Rasha	Carson, Pat	Ho, Liem
Abdi, Barrlin Hasan	Carvajal, Sandra Etelvina	Ho, Quang Din
Abdi, Farhiya Mohamed	Cervantes, Osvaldo Cortes	Hutchinson, Maxine
Abdulkadir, Mayow	Chanderat, Rambali	Huynh, Jennifer
Aburto, Maria A.	Charles, Anthonia	Huynh, Luong Dieu
Achu, Donatus Tekea	Charles, Lorna	Jaipaul, Rebecca
Adan, Abdikhadir	Charles, Oland Bertrand	John, Russell
Adesigbin, Mufu	Charles, Verdeen	Joncas, Mary
Adom, Mary	Chavez, Liliana	Juan Luis, Gutierrez
Adusei, Martha	Clarke, Sadie Meay	Kelly, Nickeshia
Ahou, N'Dri Agathe	Contreras, Virginia	Kong, Sophon
Ajayi, Olabode	Cordice, Nicholas Seon	Laidlow, Louan
Ali, Juma Hama	Correa, Daniel Andres	Lee, Estella
Alim, Abdul	Cuffy, Cecilia	Lee, Justin
Amadin, Patrick	Dankha, Adnan	Lesforis, Florance
Amadin, Uwamere	Deenaraine, Rajmatie	Lewis, Brenton Anthony
Amin, Sajjad	Deenaraine, Rameshwar	Loreen, Robinson
Aparicio, Myrna	De La Rose, Jose Luis	Louangtsamouth,
Arias, Juan Francisco	Del cuca, Emira	Jacqueline
Artan, Jamad	Delduca, Ermia M	Ma, Hao Uoi
Audain, Randy	Delgado, Maria Consuelo	Macias, Ruben
Aveunelli, Fanny Gisella	Desir, Sandy	Mai, Thi Hong
Aviles, Ronald	Edwards, Retinella	Makhumene, Kabelo
Awoah, Thomas Baffour	Ehiremhen, Josephine	Manzanarez, Abelina Diaz
Bacchus, Aleema	Eissa, Ahmed	Mark, Shakara
Bagnall, Darrel	Eludoyin, Yunusa Akyinyemi	Martinez, Andres Abelino
Bains, Paul	Erekosima, Enefaa Otonye	Martinez, Mercedes A.
Baksh, Shazim	Excell, Upton Richard	Ubiera
Bansi, Ramlagan	Fergus, Adamski	Mathurin, Antonius
Baptiste, Shameka	Flores, Jacinta	Maw, Mohamed Abdi
Baque Olaya, Carlos	Frimpong, George Yaw	Maye, Muna
Biddy, Pamela	Gandhi, Ketankumar	McCaulla, Leroy
Bilimoria, Dharmeshkumar	Gill, Harjeet Kaur	Mckenzie, Michele
Birjeb, Abdullahi Ali	Grant, Alex	McQueen, Diana
Boatang, Eric	Guerra, Eneyda	Mcqueen, Karen Debi
Bohorquez, Enrique	Gunter, Marcia	Melillo, Michael
Christian	Gureye, Abdirizak Hassan	Mitchell, Cantare Ericka
Brand, Ayanna Udele	Hall, Maureen S.	Mitiku, Asmamaw Gebeyehu
Brito, Janet Alemania	Hamad, Shahida	Mody, Kamksh R.
BROWN, Fredick	Hanna, Nassir	Mody, Sonal
BROWN, Samuel	Hansler, Richard	Monsalve, Darneyi
Brown, Tashanda	Harry, Rohan	MUMIN, HASHIM
Bute, Everton	Heng, Khamdy	Nader, Hemn

Narine, Kamaine	Petgrave, Cosmo	Smith, Michele
Narine, Rajkumari	Phan, Bay Thi	Sucdi, Mayow
Nguyen, Dung	Phommasa, Oum	Sylvester, Keisha Celina
Nguyen, Quoc Binh	Phrakornkham, Vanh	Tango, Edmar L.
Nguyen, Thanh Thu Thuy	Powell, Denise	Tazifor, Nwotaza
Nguyen, Xuan	Poyer, Domiso	Tello, Rocio
Nipaul, Bhoopmaine	Prashad, Narine	Thap, Sinho
Noel, Germain J.	Prieto, Carolyn Alexandra	Thompson, Sian
Ochulor, Joy	Primus, Shirlon Alicia	TRAN, Dinh Khac
Ofosu, Michelle	Purcell-Hypolite, Renne	TRAN, Thuy Thanh
Ogunbiyi, Florence	Qanso, Samiira	Turnbull, Shannyn
Olaya, Anthony Baque	Rahanut, Noorali	Turner, Douglas Albert
Onuchukwu, Vincent	Rambali, Rabindranauth	Umana Umana, Ana Evelin
Ordonez, Ricardo	Ramprashad, Dhanwanti	Vargas, Aura Esther
Ortiz, Juan	Reyes, Carlos Perez	Vargas, Herland Gery
Owusu-Achiaw, Raymond	Reyes, Cyndi	Vargas, Lorena
Paltoo, Bhalonauth	Richards, Sylvonne A.	Viet To, Van
Panwala, Dipikaben	Richards, Tacika Alinda	Vo, Hoang Trong
Panwala, Hireskumar	Roberts, Sidoney	Walters, Roy Rodgers
Pappachan, Shibu	Rodriquez, Walter	Warren, Anthony Constantin
Patel, Anand B.	Rosario Serrano, Valentina	Williams, Earline Caren
Patel, Bhailah Bhai	Rowe, Suzette	Williams, Ian Hinsley
PATEL, DIVYESH	Rueda, Guillermo	Williams, Pachion Shanie
Patel, Heena	Said, Fatma	Williams, Sabrina
Patel, Kanakkumar Shantilal	Said, Said	Williams, Urica
Patel, Kejal	Samboy, Rodolfo Frances	Williams, Velma
Patel, Piyush Harinadan	Sameul, Brad	Wilson, Kalesto
Patel, Ramanlal	Samroo, Jaiwant	Wilson, Melissa
Patel, Sandipbhai	Samuel, Kerri	Yamile Diaz, Felicita
Manharbha	Sanchez, Adelina Gonzalez	Yamin, Bibi Affrose
Patel, Sanjaykumar	Sandoval, Ilma	Yamin, Brian
Patterson, Arthur Fitzroy	Serrano, Madelin Cruz	Yoeup, Bourn
Paul, Marilyn	Sewamala, Charles	Yusef, Khadija
Perira, Migel	Sharif, Abdirahman	Yusuf, Fausat
Persaud, Biswantie	Singh, Neilish	Zamora, Blanca
Peters, Christiana	Singh, Rudolph	Zamudio, Elva Cecilia

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is January 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.

Rental Unit Address Name	Period of January 1, 2023 to December 31, 2023		Period of January 1, 2024 to December 31, 2024		Period of January 1, 2025 to December 31, 2025			
	% 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
101, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
110, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
111, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
112, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
114, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
115, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
201, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
203, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
204, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
205, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
206, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
207, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
209, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
210, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
211, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
212, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
214, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
215, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
301, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
302, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
303, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
304, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
306, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
307, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
308, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%

Rental Unit Address Name	Period of January 1, 2023 to December 31, 2023		Period of January 1, 2024 to December 31, 2024		Period of January 1, 2025 to December 31, 2025			
	% 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
309, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
311, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
312, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
314, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
315, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
401, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
403, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
405, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
406, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
407, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
408, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
409, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
410, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
411, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
412, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
414, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
415, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
502, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
503, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
504, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
506, 2801 Jane Street	1.85%	1.85%	0.00%	0.00%	0.00%	0.00%	15	1.85%
507, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
508, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
509, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
510, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
511, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
512, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
514, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
515, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
601, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
602, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
603, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
604, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%

Rental Unit Address Name	Period of January 1, 2023 to December 31, 2023		Period of January 1, 2024 to December 31, 2024		Period of January 1, 2025 to December 31, 2025			
	% 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
605, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
606, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
608, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
609, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
610, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
611, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
612, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
614, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
615, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
701, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
702, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
703, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
704, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
705, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
706, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
707, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
710, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
712, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
714, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
715, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
801, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
802, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
804, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
805, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
806, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
807, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
809, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
810, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
811, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
812, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
814, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
815, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
901, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%

Rental Unit Address Name	Period of January 1, 2023 to December 31, 2023		Period of January 1, 2024 to December 31, 2024		Period of January 1, 2025 to December 31, 2025			
	% 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
902, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
903, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
904, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
905, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
906, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
907, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
908, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
911, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
912, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
914, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
915, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1001, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1002, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1004, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1005, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1006, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1007, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1010, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1011, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1012, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1014, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1015, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1101, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1102, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1103, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1104, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1105, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1106, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1108, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1110, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1111, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1114, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1115, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%

Rental Unit Address Name	Period of January 1, 2023 to December 31, 2023		Period of January 1, 2024 to December 31, 2024		Period of January 1, 2025 to December 31, 2025			
	% 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
1201, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1202, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1203, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1206, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1207, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1208, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1209, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1210, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1211, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1212, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1214, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1215, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1401, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1402, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1403, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1404, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1405, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1406, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1407, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1408, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1409, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1410, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1415, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1501, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1503, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1505, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1507, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1511, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1514, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1601, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1602, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1603, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1605, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%

Rental Unit Address Name	Period of January 1, 2023 to December 31, 2023		Period of January 1, 2024 to December 31, 2024		Period of January 1, 2025 to December 31, 2025			
	% 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
1606, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1609, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1610, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1612, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1614, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1615, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1701, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1702, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1703, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1704, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1706, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1707, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1708, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1710, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1711, 2801 Jane Street	1.85%	1.85%	0.00%	0.00%	0.00%	0.00%	15	1.85%
1712, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1714, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1715, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1801, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1802, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1803, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1804, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1805, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1806, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1807, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1808, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1809, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1810, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1811, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1812, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1814, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%
1815, 2801 Jane Street	3.00%	3.00%	3.00%	3.00%	1.49%	1.49%	13	7.49%

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.