



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-017071-24

In the matter of: 82 Ridout Street South, London, ON, N6C 5H6

Between: Homestead Land Holdings Limited Landlord

And

Refer to attached Schedule 2 Tenants

Homestead Land Holdings Limited (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 November 13, 2025.

The Landlord's representative, Briar Hurst, the Landlord's agents, Crystal Sankey and Matthew Parsons attended the Case Management Hearing.

The following Tenants attended the Case Management Hearing: Yvonne Irvine (Unit 103), Heather Coughlin and Joseph Coughlin (Unit 204), Mary Jane Hodsman (Unit 208), Carolyn Linsdell (Unit 301), Carol Leenders (Unit 302), Marva Mills (Unit 304), Mark Young and Christina Young (Unit 305), Wanda Sawicki (Unit 307), Elizabeth Sanderson (Unit 504), John Nicholas and Linda Nicholas (Unit 505), Shirley Ann Fraser and John Anthony Fraser (Unit 506), Margaret Otton (Unit 703), Patricia Dean (Unit 704), Sheila Copping (Unit 706), Peter Sass-Kortsak and Hilda Sass-Kortsak (Unit 708), Nancy Palmer (Unit 802), Sandra Soltis (Unit 806), John Schucht and Ingrid Pawley (Unit 902), Marcella Stenabaugh and James Stenabaugh (Unit 903), Kim Stevens (Unit 904), Madeline Campbell (Unit 905), Janet Robinson (Unit 908), Gerry Noble and Cynthia Noble (Unit 1107), Jacquelyn Mailing (Unit 1201), Mariyln Sapsford (Unit 1204), George Cammaert and Joan Caves (Unit 1403), Margaret Clendenning (Unit 1606) and Christine Langlois (Unit 1701).

The Tenants of the following units were not served with the Notice of Hearing and have been removed as parties to the application: 201, 406, 607, 701, 801, 804, 1005, 1103, 1106, 1108, 1207, 1208, 1401, 1406, 1501, 1504, 1702 and 1704.

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

1. The maximum rent increase above the guideline because of capital expenditures is 6.50%. This increase is for the following capital expenditures:
 - a. Pipe Repairs (Fire System and DHW Pipes);
 - b. Sidewalk and Curb Replacement;
 - c. Elevator Modernization;
 - d. Window and Door Replacement;
 - e. Fire Pump Rebuild;
2. Where the Landlord's application requests an increase of 7.91%, the maximum increase above the guideline for these units is 6.50%. This increase is to be taken as follows: 3.00% in the first year; 3.00% in the second year and 0.50% in the third year.
3. Where the Landlord's application requests an increase of 7.80%, the maximum increase above the guideline for these units is 6.41%. This increase is to be taken as follows: 3.00% in the first year; 3.00% in the second year and 0.41% in the third year.
4. Where the Landlord's application requests an increase of 7.74%, the maximum increase above the guideline for these units is 6.36%. This increase is to be taken as follows: 3.00% in the first year; 3.00% in the second year and 0.36% in the third year.
5. Where the Landlord's application requests an increase of 2.04%, the maximum increase above the guideline for these units is 1.68%. This increase is to be taken in the first year.
6. The weighted useful life for the capital expenditures is 16 years.
7. The first effective date of the rent increase above the guideline is June 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 270 days of the date of this order.

February 26, 2026
Date Issued

Floredana Ungureanu
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:

82 Ridout Street South, London, ON, N6C 5H6

101	401	702	908	1404
102	402	703	1001	1405
103	403	704	1002	1407
104	404	705	1003	1408
105	405	706	1004	1502
202	408	707	1006	1503
203	501	708	1007	1505
204	502	802	1008	1506
205	503	803	1101	1507
206	504	805	1102	1508
207	505	806	1104	1601
208	506	807	1105	1602
301	507	808	1107	1603
302	508	901	1201	1604
303	601	902	1202	1605
304	602	903	1203	1606
305	603	904	1204	1607
306	604	905	1205	1608
307	605	906	1206	1701
308	608	907	1403	1703

Schedule 2 - Tenants who are Affected by this Order:

Allen, Carol	Higgs, Gail
Allen, Larry	Hodsman, Mary Jane
Amy, Judith	Humphries, Genevieve
Andrade Bepe, Thais	Irvine, John
Ball, Brad	Irvine, Yvonne
Barker, Annemarie	Izzard, Richard
Barker, Edwin	Jenner, Gloria
Bascombe, Gail	Jones, Robert
Becker, Ivanhoe	Jozic, Mario
Boston, Janis	Kearns, Colleen
Brandon, Sharon	Lacroix, Rebecca
Cammaert, George	Lang, Marie
Campbell, Madeline	Lang, Terry
Cardiff, Mary	Langlois, Christine
Caves, Joan	LeBlanc, Becky
Chodas, Sylvia	LeBlanc, Linda
Clark, Marilyn	LeBlanc, Terry
Clendenning, Margaret	Leenders, Carol
Coombs, Christopher	Linsdell, Carolyn
Copping, Sheila	Luchak, Paula
Corey, Leonard	Mailing, Don
Corey, Lois	Mailing, Jacquelyn
Coughlin, Heather	Marczak, Henry
Coughlin, Joseph	McBride, Judith Elizabeth
Culham, Rod	McCallum, Anna Marie
Czechowicz, Mike	McCallum, Curtis
Dean, Patricia	McKenzie, Carol
DelMaestro, Laura	McKenzie, Richard
Dewbury, William	McLachlan, Barb
Dickie, Kathryn	McLachlan, Jim
Donnini, Alessio	McLandress, Betty
Finn, Mary Jane	McRae, Graeme
Fisher, Ryan	Mello Bepe, Fabio
Fox, Sylvia (Gail)	Michielsen, MaryAnn
Fraser, John Anthony	Mills, Marva
Fraser, Shirley Ann	Moffat, Jane
Gerth, Liette	Moyes, Marilyn
Gibbs, Andrew	Moyes, Robert
Govan, Sherry	Munro, Noreen
Graham, Michael	Mutsaers, Catherine M.
Gray, Donna	Mutsaers, Peter A.
Gray, Robert	Nichol, Dorothy
Haas, Marianne	Nichol, Paul
Haas, Robert	Nicholas, John

Nicholas, Linda
Noble, Cynthia
Noble, Gerry
Nolvan, Sheila
Nurse, Jean
Orchard, Joyce
Orchard, Tom
Otton, Margaret
Paddrick, Leonard
Paddrick, Maryann
Palmer, Nancy
Pawley, Ingrid
Peterson, John
Portis, Mary
Rayment, Gloria
Richard, Alma
Richie, Loretta
Robinson, Janet
Sanderson, Elizabeth
Sapsford, Mariyn
Sass-Kortsak, Hilda
Sass-Kortsak, Peter
Sawicki, Wanda
Schnarr, Rev. Gail
Schucht, John
Scott-Jones, Jayne
Sharpe, Wendy
Shaw, Cheryl

Sillett, Dennis
Sillett, Patrica
Sobek, Roberta
Soltis, Sandra
Spinner, Barry
St. Croix, Abby
Stankiewicz, Jonathan
Stankiewicz, Sarah
Stanko, Mary
Stenabaugh, James
Stenabaugh, Marcella
Stevens, Kim
Stewart, Susan
St Pierre, Nancy
Sullivan, Sheila
Tandberg, Ruth
Telford, Betty
Telford, William
Tilford, Jim
Waters, Gord
Waters, Judi
Willis, Genevieve
Wills, Eva M.
Wonfor, Katherine
Young, Christina
Young, Diane
Young, Larry
Young, Mark

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is June 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 June 1, 2024 to May 31, 2025		Period of June 1, 2025 to May 31, 2026		Period of June 1, 2026 to May 31, 2027			
	% 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, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.36%	0.36%	16	6.36%
102, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
103, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
104, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
105, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
202, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
203, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
204, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
205, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
206, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
207, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.41%	0.41%	16	6.41%
208, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
301, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
302, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
303, 82 Ridout Street South	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%
304, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
305, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
306, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
307, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	1.74%	1.74%	16	7.74%
308, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
401, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
402, 82 Ridout Street South	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%
403, 82 Ridout Street South	1.68%	1.68%	0.00%	0.00%	0.00%	0.00%	20	1.68%
404, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
405, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
408, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%

Rental Unit Address Name	Period of June 1, 2024 to May 31, 2025		Period of June 1, 2025 to May 31, 2026		Period of June 1, 2026 to May 31, 2027			
	% 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
501, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
502, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
503, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
504, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
505, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
506, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
507, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
508, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
601, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	1.74%	1.74%	16	7.74%
602, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
603, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
604, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
605, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
608, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
702, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
703, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
704, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
705, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
706, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
707, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
708, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
802, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
803, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
805, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
806, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
807, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
808, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
901, 82 Ridout Street South	1.68%	1.68%	0.00%	0.00%	0.00%	0.00%	20	1.68%
902, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
903, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
904, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
905, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
906, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
907, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
908, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%

Rental Unit Address Name	Period of June 1, 2024 to May 31, 2025		Period of June 1, 2025 to May 31, 2026		Period of June 1, 2026 to May 31, 2027			
	% 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
1001, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1002, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1003, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1004, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1006, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1007, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1008, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1101, 82 Ridout Street South	1.68%	1.68%	0.00%	0.00%	0.00%	0.00%	20	1.68%
1102, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1104, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1105, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1107, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1201, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1202, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1203, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1204, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1205, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1206, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1403, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1404, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1405, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1407, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1408, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1502, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1503, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1505, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1506, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1507, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1508, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1601, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1602, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1603, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1604, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1605, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1606, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%

Rental Unit Address Name	Period of June 1, 2024 to May 31, 2025		Period of June 1, 2025 to May 31, 2026		Period of June 1, 2026 to May 31, 2027			
	% 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
1607, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1608, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1701, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%
1703, 82 Ridout Street South	3.00%	3.00%	3.00%	3.00%	0.50%	0.50%	16	6.50%

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.