Order under Section 126
Residential Tenancies Act, 2006

File Number: LTB-L-040191-23

In the matter of:	545 Sherbourne Street, Toronto, ON, M4X 1W5	
Between:	Medallion Corporation	Landlord
	And	
	Refer to attached Schedule 2	Tenants

Medallion Corporation (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 was held by videoconference on August 21, 2025. The Landlord's Legal Representatives Patty Duwyn, Kiel Baker and the Landlord's Agent/Property manager Yvonne Yorke were present.

The Tenants from units 304, 402, 1404, 1806, 1810 and 1906 participated.

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

1. The maximum rent increase above the guideline because of capital expenditures is 1.22%. This increase is for the following capital expenditures:

    a) Boiler Replacement; and
    b) Roof Replacement.

2. Where the Landlord's application requests an increase of 1.24% the maximum increase above the guideline for these units is 1.22%. The increase is to be taken in the first year.

3. Where the Landlord's application requests an increase of 1.19% the maximum increase above the guideline for these units is 1.19%. The increase is to be taken in the first year.

4. The weighted useful life for the capital expenditures is as indicated in Schedule 3.

5. The first effective date of the rent increase above the guideline is July 1, 2023.

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 27, 2026
Date Issued

_____
Maryam Cooper
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. 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 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% and for 2024 is 2.50%.

Schedule 1 - Units affected by this Order:

104	605	1105	1706
105	606	1106	1707
106	607	1107	1709
107	608	1108	1710
110	609	1110	1801
111	610	1202	1802
203	701	1204	2106
205	702	1205	2107
206	703	1206	2108
207	704	1207	2109
208	706	1208	2110
209	707	1209	2203
210	708	1210	2204
301	709	1401	2205
304	710	1402	2207
305	801	1403	2208
306	802	1404	2209
307	803	1405	2210
308	805	1406	2302
309	806	1407	2303
310	808	1408	2304
401	809	1409	2305
402	901	1501	2307
403	902	1502	2308
404	904	1503	2309
405	905	1504	2401
406	906	1505	2402
407	907	1506	2403
408	908	1507	2404
409	909	1508	2405
410	910	1509	2406
501	1001	1510	2408
503	1002	1601	2409
504	1003	1602	2410
505	1004	1603	2501
506	1005	1605	2503
507	1006	1607	2505
508	1007	1608	2506
509	1008	1609	2507
510	1009	1610	2508
601	1010	1701	2509
602	1101	1702	2510
603	1102	1703	2601
604	1104	1705	2602

1803	2005	2704	2910
1804	2006	2705	3002
1805	2007	2706	3003
1806	2008	2707	3004
1807	2009	2708	3005
1808	2010	2709	3006
1809	2101	2710	3007
1810	2102	2801	3009
1901	2103	2802	3010
1902	2104	2803	PH01
1903	2105	2804	PH02
1904	2603	2805	PH03
1905	2604	2806	PH04
1906	2605	2807	PH05
1907	2606	2808	PH06
1908	2607	2809	PH07
1909	2608	2810	PH08
1910	2609	2902	PH09
2001	2610	2903	PH10
2002	2701	2904	
2003	2702	2905	
2004	2703	2908	

Schedule 2 - Tenants who are Affected by this Order:

Adose, Orit Hashim
Ajwani, Rohan Deepak
Alchorn, Karl
Ali, Shameen
Andrews, Tom
Ansari, Md Saddam Hussain
Anselmo, Anik Beatris
Antonini, Therese Irene
Arancibia Aguila, Maria Angelica
Arango, Luz Sthella Arias
Argaezgonzalez, Erik Rafael
Avila, Ronaldo Cunanan
Awad, Khaled
Babyraj, Sachin
Badibanga, Israel Tshinkenke
Baluyut S., Joserp
Banda, Yannick Liombo
Batoon, Efjolisa Papell
Baylon, Patrick Vincent
Beaver, Alex James Edward
Belarmino, Marissa Milan
Belarmino, Ramon
Bernal, Juan Sebastian Bonilla
Bersani, Rita Helena
Bhadra, Abhishek/Dipakbhai
Bhagan, Kenneth
Bhatia, Tushya
Bigue, Suzanne
Black, Justin John
Blaylock, Bradley John
Blenman, Davina
Bonifacio, Roberto Carlos Filho
Bonk, Agnes Joanne
Boutrimova, Larissa
Bovingdan, Benjamin-John
Bownoth, Aaron Roy
Briand, Andrew Ian
Briones, Juanita
Brown, Karen Hannah
Buca, Elena
Burnham, James Balfour
Burnham, Judith
Butrimova, Kati
Carlson, Michael Robin
Carlucci, Leeza Marie
Carpenter, Ashley Carrie
Casely, Robin
Catalfo, Violetta
Cedula, Jamie Q
Charaniya, Junaid Nizarali
Charlie, Kevin
Chelakkottil, Muhammed Shibil
Choi, Jong Sook
Cichy, Zbigniew
Clement, Bruce
Colmenares Bonilla, Maria Paula
Connolly, Marion
Cook, Tyler Nathan
Cope, Ann
Cope, Sandra
Coppola, Jessica J. Sanchez
Cormier, Bruno
Costello, Cassandra
Coulter, Keith Stanley
Creede, Jennifer
Culp, Lesley
Curran, Trevor James
Currier, Hugh A.
D'silva, Allan Antony
D'souza, Allwyn
D'souza, Allwyn John
Da Conceicao, Milena Nasser
Da Fonseca, Renato Henrique Santos
Dalima, Sophia
Dandagala, Sai Narasimhulu
Davis, Eric
Dawkins, Naomi
Degroot, Jon
Deir, Jacob
Deir, Sarah Lou Ling
De Menezes, Danilo Santos
Dempsey, Erin
Desai, Dharita
Deshmukh, Shailesh Suresh
Diotte, Nicholas
Doidge, Timothy
Duran, Yaren
Dvorakova, Jarmila
Eduardo, Matheus Lemela Nacari
Edwards, David Bryan Scott
Elkholy, Wessam
Ellis, Andrew Paul
English, Marcia
Erkelens, Gary
Evangelista, Gemma
Evangelista, Jo
Fletcher, Melissa Rose
Focsa, Vladimir
Fogal, Steven E.Nelson
Fonseca, Giovanni
Formanowicz, Dominik Tadeusz
Foster, Nicole Sara
Gigliotti, Thomas Joshua
Giocada, Godfrey Adam
Giocada, Tiina Anneli
Glazunov, Ievgen
Gnus, Al J.
Go, Jae Hyun
Gonzales, Jose

Gonzalez, Omar
Goulart, Fabio Silva
Grechtchouk, Olena
Green, Jennifer F.
Haria, Adit Dilip
Harsana, Saurav
Hasnain, Hasan Mohammed
Hazari, Aneessh Rajesh
Heenetigala, Swarna Saumya
Heinrichs, Jed Daniel
Henao, Fabiola Ruiz
Hennig, Christina
Henry, Gareth Boyd Nic
Heubeck, Jacob Oliver
Hilton, William James
Hofshi, Ido
Hong, Nguyen Nhat
Hopf, Stephen William Greg
Howarth, Andrew Grant
Howe, Tyler Gordon Joseph
Huh, Serena
Insel, Over Ozge
Isacov, Svetislav
Ivannyk, Anastasiia
Ivy, Gao Adeline
Jacobs, Joshua Lorne
James, Meril Liza
Jiyabi, Suleman
Jones, Kristen
Jones, Steven Gerrard Loomans
Jorquera, Briones Charles David
Kabeya, Pascaline
Kang, Minsoo
Kannegiesser, Carl James M
Kaplan, Sheldon
Kaur, Gurpreet
Kaur, Simranjeet
Kavishvar, Durgesh Prasad
Keeler, Thomas
Khakoo, Rahim
Knoke, Lori
Kohli, Pratishtha
Kojic, Aleksandar
Kong, Khan Tha
Krause, Nikolas Vitali
Krishna, Bhaskar
Krishnan, Prem
Nishanth Navaneetha Kumar, Aditya
Kumar, Chandan
Langlois, Rosaire
Layog, Mylene Ramos
Lee, Alice Jeonghwa
Lee, Joann
Lee, Myoungja
Lennon, Peter
Levchuk, Joseph
Lima, Vinnicius Augusto Di Matteo
Little, Scott
Ll0yd, Christian
Lopac, Donna
Losa, Eleuterio
Machizawa, Anna
Mackie, Diana
Mac Kinnon, Megan Barbara Norma
Macnaughton, Robert Vaughan
Madison Catherine Ribbel, Joyce
Maldar, Mohammad
Malloch, Jeffrey
Malloch, Scott Andrew
Mangosing, Amador
Mangosing, Erlinda
Manickam, Antony Agnel Raja Arul
Manning, Robert F
Marasa, Venkat Bharath
Mazzocco, Terence
Mcgregor, Petert .L.
Mc Innes, Alexandra Paige
Mcleod, Candace Naomi
Medeiros, Emanuel
Mehta, Krupa Kirit
Milanes, Hela Zamora
Modi, Vaidehi Kaushal
Mohanty, Biswajit
Morgan, Khimar Ramihk
Muaka, Cedric Khonde
Muise, Maxie William
Mullett, Charmaine O.
Murphy, Sean
Muruvet, St Jean
Nair, Abhijith
Nakatani, Denise Yukari Ohzeki
Nalla, Gopal Reddy
Narula, Simran Kaur
Nayyeri, Pooyan
Nino, Dangelo
Obrien, Anita
Ochoa, Oscar Alberto Roman
Oconnor, Kyle Allan
Padhy, Amrutanshu
Paez, Gerard Michel
Papneja, Deepika
Park, Chul
Parker, Sean
Pascual, Florentino
Patel, Dishant Dipakbhai
Patnaik, Ashish
Payer, Steven
Peker, Baris
Penciu, Horatiu Adrian
Peterman, Heather
Petzoldt, Richard
Piccoli, Fernando Beraldo
Pillai, Rhea
Pillai, Varun
Pineo, Stephen
Plummer, Clive
Poole, Michael
Punjabi, Harsh Jitandar
Puri, Ankur
Pustovarova, Yuliya

Putman, Jonathan
Quang-Pho, Le
Ramirez, Corina Ferrera
Reid, Ralph
Rennick, Michael
Rishi, Sanchali
Rodel, Royce Randon
Rodriguez, Henio David Rodriguez
Rosimo, Elejorde
Roussel, Andrea
Roussel, Martine Christine
Rybakov, Konstantin
Saggadi, Karthik
Saha, Ankana
Samakese, Frederica
Samal, Ajaya Kumar
Sanchez, Nerina Gabriela
Sankara, Amidou
Santarossa, Florence
Sealey, Jaz
Sedletskaya, Evgeniya
Selvan, Christopher
Sen, Nilgun
Shanmugam, Subramanian
Sharma, Yamini
Shkrebel, Serge
Shostal, Lindsay
Silva, Mike
Silva, Pedro Eduardo Silva
Simran, Arora
Singh, Avneet
Singh, Devika
Solanki, Sahil
Sopjui, Jean Marie
Sreenivasan, Gopi Revathi
St. Jean, David Rene
St.Pierre, Carl
Subramanian, Nivedha
Sumathi, Nandhini Manickam
Suriano, Joseph
Szczerba, Ewa
Tandia, Abdoulaye
Tanthavong, Alex
Tao, Junjie
Tarimobo-Otobo, Rugina
Taylor, Stephanie Karen
Thanawala, Himesh
Thanawala, Prachi
Thiruchelvam, Ranjitham
Thiruchelvam, Thiru S.
Thomas, Patrice
Thurston, Darren Leslie Gordon
Tooth, Mark
Toth, Stefannie
Tran, Andrew George
Trivedi, Chintan
Trivedi, Meghna
Truong, Phuong C.C.N.
Upadhyay, Yash Himanshu
Uribe, David Arriaga
Venishetti, Ashish
Venkatesan, Aruna
Verdadero, Estela
Verdadero, Salvador
Veri, Charlotte Sharon
Viana, Alexandre Pestana
Walter, Robert David
Wang, Hao
Wielenga, Amber
Wilson, Andrew Kenneth Ross
Wu, Lai Fan
Young, Linda Ann
Yun, Bora
Yusuf, Khelil Mohammed
Zapata, Luis Carlos
Zhang, Bohan
Zlatic, Marijo

Schedule 3 - Ordered Rent Increase Above the Guideline
First Effective Date of Rent Increase in this Order is July 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 of July 1, 2023, to June 30, 2024			
Rental Unit Address	**% inc for Cap Exp (Max 3%)**	**Total Increase (Excludes Guideline)**	**Weighted Useful Life**	**Total % for Cap Exp**
104, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
105, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
106, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
107, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
110, 545 Sherbourne Street	1.19%	1.19%	15	1.19%
111, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
203, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
205, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
206, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
207, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
208, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
209, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
210, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
301, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
304, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
305, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
306, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
307, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
308, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
309, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
310, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
401, 545 Sherbourne Street	1.19%	1.19%	15	1.19%
402, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
403, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
404, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
405, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
406, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
407, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
408, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
409, 545 Sherbourne Street	1.19%	1.19%	15	1.19%
410, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
501, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
503, 545 Sherbourne Street	1.22%	1.22%	15	1.22%

	For the period of July 1, 2023, to June 30, 2024			
Rental Unit Address	**% inc for Cap Exp (Max 3%)**	**Total Increase (Excludes Guideline)**	**Weighted Useful Life**	**Total % for Cap Exp**
504, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
505, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
506, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
507, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
508, 545 Sherbourne Street	1.19%	1.19%	15	1.19%
509, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
510, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
601, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
602, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
603, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
604, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
605, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
606, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
607, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
608, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
609, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
610, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
701, 545 Sherbourne Street	1.19%	1.19%	15	1.19%
702, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
703, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
704, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
706, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
707, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
708, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
709, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
710, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
801, 545 Sherbourne Street	1.19%	1.19%	15	1.19%
802, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
803, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
805, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
806, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
808, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
809, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
901, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
902, 545 Sherbourne Street	1.19%	1.19%	15	1.19%
904, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
905, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
906, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
907, 545 Sherbourne Street	1.22%	1.22%	15	1.22%

	For the period of July 1, 2023, to June 30, 2024			
Rental Unit Address	**% inc for Cap Exp (Max 3%)**	**Total Increase (Excludes Guideline)**	**Weighted Useful Life**	**Total % for Cap Exp**
908, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
909, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
910, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1001, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1002, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1003, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1004, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1005, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1006, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1007, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1008, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1009, 545 Sherbourne Street	1.19%	1.19%	15	1.19%
1010, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1101, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1102, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1104, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1105, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1106, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1107, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1108, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1110, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1202, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1204, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1205, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1206, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1207, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1208, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1209, 545 Sherbourne Street	1.19%	1.19%	15	1.19%
1210, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1401, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1402, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1403, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1404, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1405, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1406, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1407, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1408, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1409, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1501, 545 Sherbourne Street	1.22%	1.22%	15	1.22%

	For the period of July 1, 2023, to June 30, 2024			
Rental Unit Address	**% inc for Cap Exp (Max 3%)**	**Total Increase (Excludes Guideline)**	**Weighted Useful Life**	**Total % for Cap Exp**
1502, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1503, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1504, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1505, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1506, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1507, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1508, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1509, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1510, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1601, 545 Sherbourne Street	1.19%	1.19%	15	1.19%
1602, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1603, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1605, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1607, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1608, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1609, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1610, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1701, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1702, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1703, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1705, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1706, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1707, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1709, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1710, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1801, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1802, 545 Sherbourne Street	1.19%	1.19%	15	1.19%
1803, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1804, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1805, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1806, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1807, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1808, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1809, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1810, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1901, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1902, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1903, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1904, 545 Sherbourne Street	1.22%	1.22%	15	1.22%

	For the period of July 1, 2023, to June 30, 2024			
Rental Unit Address	**% inc for Cap Exp (Max 3%)**	**Total Increase (Excludes Guideline)**	**Weighted Useful Life**	**Total % for Cap Exp**
1905, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1906, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1907, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1908, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1909, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
1910, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2001, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2002, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2003, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2004, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2005, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2006, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2007, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2008, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2009, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2010, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2101, 545 Sherbourne Street	1.19%	1.19%	15	1.19%
2102, 545 Sherbourne Street	1.19%	1.19%	15	1.19%
2103, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2104, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2105, 545 Sherbourne Street	1.19%	1.19%	15	1.19%
2106, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2107, 545 Sherbourne Street	1.19%	1.19%	15	1.19%
2108, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2109, 545 Sherbourne Street	1.19%	1.19%	15	1.19%
2110, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2203, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2204, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2205, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2207, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2208, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2209, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2210, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2302, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2303, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2304, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2305, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2307, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2308, 545 Sherbourne Street	1.22%	1.22%	15	1.22%

	For the period of July 1, 2023, to June 30, 2024			
Rental Unit Address	**% inc for Cap Exp (Max 3%)**	**Total Increase (Excludes Guideline)**	**Weighted Useful Life**	**Total % for Cap Exp**
2309, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2401, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2402, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2403, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2404, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2405, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2406, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2408, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2409, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2410, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2501, 545 Sherbourne Street	1.19%	1.19%	15	1.19%
2503, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2505, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2506, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2507, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2508, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2509, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2510, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2601, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2602, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2603, 545 Sherbourne Street	1.19%	1.19%	15	1.19%
2604, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2605, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2606, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2607, 545 Sherbourne Street	1.19%	1.19%	15	1.19%
2608, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2609, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2610, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2701, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2702, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2703, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2704, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2705, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2706, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2707, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2708, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2709, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2710, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2801, 545 Sherbourne Street	1.22%	1.22%	15	1.22%

	For the period of July 1, 2023, to June 30, 2024			
Rental Unit Address	**% inc for Cap Exp (Max 3%)**	**Total Increase (Excludes Guideline)**	**Weighted Useful Life**	**Total % for Cap Exp**
2802, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2803, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2804, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2805, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2806, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2807, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2808, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2809, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2810, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2902, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2903, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2904, 545 Sherbourne Street	1.19%	1.19%	15	1.19%
2905, 545 Sherbourne Street	0.00%	0.00%	0	0.00%
2908, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
2910, 545 Sherbourne Street	1.19%	1.19%	15	1.19%
3002, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
3003, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
3004, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
3005, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
3006, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
3007, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
3009, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
3010, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
PH01, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
PH02, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
PH03, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
PH04, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
PH05, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
PH06, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
PH07, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
PH08, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
PH09, 545 Sherbourne Street	1.22%	1.22%	15	1.22%
PH10, 545 Sherbourne Street	1.22%	1.22%	15	1.22%

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.