



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-057732-23

In the matter of: 737 Ouellette Avenue, Windsor, Ontario, N9A 6T2

Between: Skyline Living Landlord

and

Refer to attached Schedule 2 Tenants

Skyline Living (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 ("CMH") was held by videoconference on January 20, 2026.

The following parties attended the hearing: the Landlord's Legal Representative Heather Waese, the Landlord's Agents Maria Orcajada & Julia Wallace and several Tenants.

Parties reached an agreement and requested an order on consent to resolve the application.

The parties agreed that:

1. The maximum rent increase above the guideline because of capital expenditures is 3.00%. This increase is for the following capital expenditures:
 - a. Balcony Restoration;
 - b. Back Wall Painting;
 - c. Pool Restoration; and
 - d. Pool Heater Electrical Feeder.
2. Where the Landlord's application requests an increase of 3.37%, the maximum increase above the guideline for these units is 3.00%. This increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 0.52%, the maximum increase above the guideline for these units is 0.40%. This increase is to be taken in the first year.

4. The first effective date of the rent increase above the guideline is September 1, 2023.
5. The weighted useful life for the capital expenditures is as specified on Schedule 3.

On consent of the parties, it is ordered that:

1. The Landlords 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 Landlords 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.

March 13, 2026
Date Issued

Lindsay Phomin
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 2.5% and for 2024 is 2.5%.

Schedule 1 - Units affected by this Order:

401	808	1210	1609
402	809	1212	1610
403	811	1301	1611
404	812	1302	1612
407	901	1303	1613
408	903	1304	1701
410	904	1305	1703
411	905	1307	1705
413	906	1308	1706
501	907	1309	1707
502	908	1310	1708
504	909	1311	1709
505	910	1312	1710
506	911	1313	1711
507	1001	1401	1712
508	1002	1402	1713
509	1003	1403	1801
510	1004	1405	1802
511	1005	1407	1803
512	1006	1408	1804
513	1007	1409	1805
601	1008	1410	1806
602	1009	1411	1807
604	1010	1412	1808
605	1011	1413	1809
607	1012	1501	1810
608	1013	1502	1811
609	1101	1503	1813
611	1103	1505	1902
613	1104	1506	1903
701	1106	1507	1904
702	1107	1508	1906
705	1110	1509	1907
708	1111	1510	1909
709	1112	1511	1910
710	1113	1512	1911
711	1201	1513	1912
712	1202	1601	2001
801	1205	1603	2002
802	1206	1604	2004
803	1207	1605	
804	1208	1607	
806	1209	1608	

Schedule 2 - Tenants who are Affected by this Order:

Abaribe, Annette	Daraiseh, Tameem
Abdul Khader, Ayisha	Dauphin, Barrie
Albert, Rosemary	Decaire, Lynn
Al-Haddad, Khaleel	Delaive, Michael
Ali Mirazimzadeh, Sayed	DeLuca, Stephen
Almeida, Tina	Derby, Ryan
Alsaberi, Inas	De Vries, Rachel
Al-Terkawi Hasib, Sami	Dionaldo, Teresa
Ameen, Hemn Mohammed Hamad	Doherty, Alysse
Arefnia, Arsalan	Douglas, June
Arif, Sadia	Dube, Margaret Diane
Asmaro, Rajaa	Dufault, Patrice
Azzi, Samar	Ellis, Alysha
Bachmeier, David	Fader, Chuck
Bajusz, Elizabeth	Fagan, Kristoff
Bako, Dianne	Farooq, Haksar
Balazsy, Elizabeth	Ferranti, Elvio
Bandele, Raziya	Firaza, Catalina
Bartley, Lauren	Fleming, Mark
Bhatt, Priyanka	Fletcher, Robin
Bittar, Shadia	Flood, Gloria
Bouchard, Jerome	Furi, Cathy
Bouchard, Nicole	Gala, Kajal
Boutette, Savannah	Gatt, Philip
Bowles, Nathan	Gault, Brett
Boyce, Justin	Gauthier, Rene
Brajshori, Valdete	George, Jessie
Burger, Adam	George, Louis
Burke, Kaitlyn	Ghadhban Adil, Lydya
Carreno, Brayon	Ghanem, Joe-Pierre
Carreno, Susanne	Ghomshei, Alireza
Cenica, Maria Belen	Gignac, Justin-James
Chiasson, Kevin	Golden, Stephen
Chomiak, Kiersten	Golestani Moghaddam, Amir
Claxton, Darius	Gomez, Angie
Cole, Shane	Hair, Aaron-Mathew
Colwill, Donald	Hakeem, Karim
Cook, Margaret	Hakeem, Nahrain
Cosgrove, Kevin	Hakeem, Nidhal
Cristina, Rozinda	Hart, Karen
Cuzzocrea, Kai	Hart, William
Daman, Daman	Hartford, Malcolm
Daraisch, Mahmoud	Hartford, Pamela Anne
Daraiseh, Sofean	Hassan Elshibiny, Said

Hayes, Patti
Haykus, Frank
Iaconetti, Stefano
Ing, Betty
Ioica, Marius
Ioica, Simona
Ismail, Hiba
Ismail, Naz
Jabbari, Nina
Jacobson, Phylis
Jalal, Adnan
Jariett, Justin
Jenkins, Garry
Jeye, Ahmed
Jorgensen, Mary
Kabai, Eva
Kabling, Joanna
Kanna, Lina
Kathawa, Alan
Kendrick, Devon
Khan, Khalid
Khoshnazar, Narges
Kindree-Gross, Craig
Kissner, Dylan
Kuli, Andrea
Kuli, Joseph
Kuli, Scott
Labadie, Marcie
Lafrance, April Lee
Lalonde, Paige
Lapointe, Christopher
Lavoie, Donna
Lu, Kuan Zhao
Lyfiwskyj, Zanko
Malette, Janet
Mandavia, Viraj
Mansour, Reda
Marentette, Roger
Mariano, Leticia
Markovich, Barbra
Markovich, Charles
May, Dominic
McFadden, Jynessa-Lyn
McGuire, Kyle
Moalla, Maryam
Moore, Matthew

Morrison, Audrey
Morrison, Joy
Morrison, Karen
Mouawad, Elias
Mu, Xiuzhen
Mullins, Bryan
Murray, Korey
Narayanaswamy, Soundarrajan
Nelson, Jill
Nemeth, Geraldine
Nemeth, Michael
Nemeth, Taylor
Noor, Adil
Olbey, William
Osmenaj, Besnik
Overholt, Brent
Patel, Avnesh
Patel, Drpen
Patel, Jagruti
Patel, Kaushyalkumar
Patel, Sunil
Patel, Viren
Phouangsy, Malisa
Pierce, Brett
Portice, Brenda
Portice, Wayne
Qian, Ye
Quesnel, Jacob
Rami, Biren
Reaume, Pamela
Renaud, Darren
Reynolds, Karen
Robinet, Kayla
Robinet, Tina
Saad, Fatima
Sadiqa, Sadiqa
Salem, Tania
Samuels, Dawn
Samuels, Patrick
Scott, Deleana
Shao, Siliva
Skinner, Joshua
Smith-Harris, Samantha
Soares, Nadia
Soccini, Maria
Soleimani, Mahshid

Soundararajan, Devaraj
Sove, Tracey
Spice, John
Steptoe, Christopher
Steptoe, Tom
St-Jacques, Mandy
Sto, Nameer
Strain, Yolanda
Stroyan, Michael
Stroyan, Michelle
Taghizadehrashidazar, Shirin
Talakere Subba Rao, Tejas
Thakore, Yash
Thurston, Richard
Tomi, Rami
Tomlin, Ramona
Totten, Parker
Trahan, Michelle
Tran, Amanda

Ugorji, Chidozie (Elvis)
Vanderheyde, Jaimilyn
Venkatesh, Aditya
Vladenplas, Angelina
Vranjes, Kemala
Vranjes, Zdenki
Watson, Gary
Wolter, Owen
Wratten, David
Wraz, Karol
Xiang, Chen
Yan, Mee-King
Yonan, Omar
Youngman, Lorraine
Zaidi, Syed Hadi Raza
Zhou, Wei Chang
Zhou, Xuebin
Zhou, Zili

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is September 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 September 1, 2023 to August 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
401, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
402, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
403, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
404, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
407, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
408, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
410, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
411, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
413, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
501, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
502, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
504, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
505, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
506, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
507, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
508, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
509, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
510, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
511, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
512, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
513, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
601, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
602, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
604, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
605, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
607, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
608, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
609, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
611, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%

For the period September 1, 2023 to August 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
613, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
701, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
702, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
705, 737 Ouellette Avenue	0.40%	0.40%	10	0.40%
708, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
709, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
710, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
711, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
712, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
801, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
802, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
803, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
804, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
806, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
808, 737 Ouellette Avenue	0.40%	0.40%	10	0.40%
809, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
811, 737 Ouellette Avenue	0.40%	0.40%	10	0.40%
812, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
901, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
903, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
904, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
905, 737 Ouellette Avenue	0.40%	0.40%	10	0.40%
906, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
907, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
908, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
909, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
910, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
911, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1001, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1002, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1003, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1004, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1005, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1006, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1007, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%

For the period September 1, 2023 to August 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1008, 737 Ouellette Avenue	0.40%	0.40%	10	0.40%
1009, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1010, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1011, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1012, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1013, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1101, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1103, 737 Ouellette Avenue	0.40%	0.40%	10	0.40%
1104, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1106, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1107, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1110, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1111, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1112, 737 Ouellette Avenue	0.40%	0.40%	10	0.40%
1113, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1201, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1202, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1205, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1206, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1207, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1208, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1209, 737 Ouellette Avenue	0.40%	0.40%	10	0.40%
1210, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1212, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1301, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1302, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1303, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1304, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1305, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1307, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1308, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1309, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1310, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1311, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1312, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%

For the period September 1, 2023 to August 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1313, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1401, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1402, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1403, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1405, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1407, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1408, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1409, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1410, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1411, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1412, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1413, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1501, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1502, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1503, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1505, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1506, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1507, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1508, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1509, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1510, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1511, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1512, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1513, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1601, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1603, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1604, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1605, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1607, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1608, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1609, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1610, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1611, 737 Ouellette Avenue	0.40%	0.40%	10	0.40%
1612, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1613, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%

For the period September 1, 2023 to August 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1701, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1703, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1705, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1706, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1707, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1708, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1709, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1710, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1711, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1712, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1713, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1801, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1802, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1803, 737 Ouellette Avenue	0.40%	0.40%	10	0.40%
1804, 737 Ouellette Avenue	0.40%	0.40%	10	0.40%
1805, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1806, 737 Ouellette Avenue	0.40%	0.40%	10	0.40%
1807, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1808, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1809, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1810, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1811, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1813, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1902, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1903, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1904, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1906, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1907, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1909, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1910, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1911, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
1912, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
2001, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
2002, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%
2004, 737 Ouellette Avenue	3.00%	3.00%	11	3.00%

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.