



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-097260-23

In the matter of: 51 Woolley Street, Cambridge, Ontario, N1R 5J7
75, 81 & 85 Elgin Street South, Cambridge,
Ontario, N1R 5G6

Between: GF II Woolley Street & Elgin Street Ltd Landlord

and

Refer to attached Schedule 2 Tenants

GF II Woolley Street & Elgin 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.

A Case Management Hearing took place by videoconference on January 21, 2026.

The following parties attended the hearing: The Tenants from the following rental units: Will Reardon (unit 5, 75 Elgin Street South) who agreed to be spokesperson for all the Tenants present at the hearing and several other Tenants also attended.

The Landlord's Legal Representative, Patty Duwyn and several other agents of the Landlord.

The Certificate of Service filed by the Landlord on December 22, 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:

51 Woolley Street – 10;
81 Elgin Street South – 14; and
85 Elgin Street South – 1, 4, 14 and 18.

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

1. The maximum rent increase above the guideline because of capital expenditures is 1.00%. This increase is for the following capital expenditures:
 - a. Control Entry & Security System; and
 - b. Plumbing fixture Retrofit.

2. Where the Landlord's application requested an increase of 1.20%, the maximum increase above the guideline for these units is 1.00%. This increase is to be taken in the first year.
3. Where the Landlord's application requested an increase of 0.97%, the maximum increase above the guideline for these units will remain at 0.97%. This increase is to be taken in the first year.
4. The weighted useful life for the capital expenditures is 15 years.
5. The first effective date of the rent increase above the guideline is March 01, 2024.
6. The Landlord is waiving the Above Guideline Increase portion of the rent owing by the Tenants for the period from March 1, 2024, through to February 28, 2026. The Landlord will not collect the outstanding amount for that period from Tenants who have not yet paid the Above Guideline Increase amounts and the Landlord shall reimburse those Tenants who have paid the Above Guideline Increase amounts. The waiver of the Above Guideline Rent Increase for the period March 1, 2024, to February 28, 2026, does not effect the lawful monthly rent and commencing March 1, 2026, the Tenants shall pay the full lawful monthly rent, including the Above Guideline Increase portion of the rent resulting from this order.

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 60 days of the date of this order.
4. The Landlord shall not pursue the Tenants for payment of the Above Guideline Increase portion of the rent for the period from March 1, 2024, through to February 28, 2026. The Landlord waives these amounts.

March 13, 2026
Date Issued

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

Nick Vescio

Dispute Resolution Officer, Landlord and Tenant Board

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 the Tenant 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 2024 is 2.5% and for 2025 is 2.5%.

Schedule 1 - Units affected by this Order:

51 Woolley Street, Cambridge, Ontario, N1R 5J7

1	6	14
2	7	15
3	9	16
4	11	18
5	12	19

75 Elgin Street South, Cambridge, Ontario, N1R 5G6

1	7	14
2	8	15
3	9	17
4	10	18
5	11	20
6	12	

81 Elgin Street South, Cambridge, Ontario, N1R 5G6

2	8	16
4	9	18
5	11	19
6	12	20
7	15	

85 Elgin Street South, Cambridge, Ontario, N1R 5G6

2	9	17
3	11	19
6	12	20
7	15	
8	16	

Schedule 2 - Tenants who are Affected by this Order:

Amaral, Susete
Bairos, Elizabeth
Bickford, Jamie
Blaylock, Tara
Breault, Buck
Brown, Fallon
Byrne, Dale
Chaves, Sandra
Clarke, Gary
Crann, Jody
Crowe, Yolanda
Dempsey, Stephanie
Dobbin, Cyril
Dobbin, Gerald
Douglas, Jackson
Espinola, Don
Ferrier, Doug
Figuierira, Celina
Gaudon, Judy
Gosine, Michelle
Haddock, Kim
Harth, Mark
Hayward, Alice Marie
Henry, Stephen
Hernandez, Jose
Hilliard, Douglas
Holland, Lewis
Hyo Cheon, Bruce
Jorge, David
Kavanagh, Marie
Keels, Ron
King, Cheryl
Lane, Patrick
Little, Roy
Maio, Luis Alfredo
Marcel, Mcrae
McAllister, Savannah

Mccreadie, James
Melo, Nelson
Meloche, Carol
Moniz, Steven
Morgan, Rodney
Newell, Richard Thomas
Pacheco, Joao Manuel
Parsons, Marjorie
Piaszczyk, Jerzy
Pratt, Tyler
Pring, Chantelle
Quigley, John
Quigley, Joseph
Raval, SHARA JANE
Rea, John
Reardon, Will
Refai, Belal
Rerrie, Errol
Roias, Carlos
Roias, Helena
Roos, Susan
Roos, Terence
Shea, Tammy
Shea, Valerie
Shier, Sandra
Smith, Ken
Sousa, Nobelia
Stehlik, Constantina
Stehlik, Sophia
Stelmach, Ronald
Trivelli, Olivia
Van San, Jennifer
Van San, Sharon
Warren, Raymond
Wetselaar, Alana
Wetselaar, Chris
Young, Michael

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

For the period March 1, 2024 to February 28, 2025				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1, 51 Woolley Street	1.00%	1.00%	15	1.00%
2, 51 Woolley Street	1.00%	1.00%	15	1.00%
3, 51 Woolley Street	1.00%	1.00%	15	1.00%
4, 51 Woolley Street	1.00%	1.00%	15	1.00%
5, 51 Woolley Street	1.00%	1.00%	15	1.00%
6, 51 Woolley Street	1.00%	1.00%	15	1.00%
7, 51 Woolley Street	1.00%	1.00%	15	1.00%
9, 51 Woolley Street	1.00%	1.00%	15	1.00%
11, 51 Woolley Street	1.00%	1.00%	15	1.00%
12, 51 Woolley Street	1.00%	1.00%	15	1.00%
14, 51 Woolley Street	1.00%	1.00%	15	1.00%
15, 51 Woolley Street	1.00%	1.00%	15	1.00%
16, 51 Woolley Street	1.00%	1.00%	15	1.00%
18, 51 Woolley Street	1.00%	1.00%	15	1.00%
19, 51 Woolley Street	1.00%	1.00%	15	1.00%
1, 75 Elgin Street South	1.00%	1.00%	15	1.00%
2, 75 Elgin Street South	1.00%	1.00%	15	1.00%
3, 75 Elgin Street South	1.00%	1.00%	15	1.00%
4, 75 Elgin Street South	1.00%	1.00%	15	1.00%
5, 75 Elgin Street South	1.00%	1.00%	15	1.00%
6, 75 Elgin Street South	1.00%	1.00%	15	1.00%
7, 75 Elgin Street South	1.00%	1.00%	15	1.00%
8, 75 Elgin Street South	1.00%	1.00%	15	1.00%
9, 75 Elgin Street South	1.00%	1.00%	15	1.00%
10, 75 Elgin Street South	1.00%	1.00%	15	1.00%
11, 75 Elgin Street South	1.00%	1.00%	15	1.00%
12, 75 Elgin Street South	1.00%	1.00%	15	1.00%
14, 75 Elgin Street South	1.00%	1.00%	15	1.00%
15, 75 Elgin Street South	1.00%	1.00%	15	1.00%

For the period March 1, 2024 to February 28, 2025				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
17, 75 Elgin Street South	1.00%	1.00%	15	1.00%
18, 75 Elgin Street South	1.00%	1.00%	15	1.00%
20, 75 Elgin Street South	1.00%	1.00%	15	1.00%
2, 81 Elgin Street South	1.00%	1.00%	15	1.00%
4, 81 Elgin Street South	1.00%	1.00%	15	1.00%
5, 81 Elgin Street South	1.00%	1.00%	15	1.00%
6, 81 Elgin Street South	1.00%	1.00%	15	1.00%
7, 81 Elgin Street South	1.00%	1.00%	15	1.00%
8, 81 Elgin Street South	1.00%	1.00%	15	1.00%
9, 81 Elgin Street South	1.00%	1.00%	15	1.00%
11, 81 Elgin Street South	0.97%	0.97%	15	0.97%
12, 81 Elgin Street South	1.00%	1.00%	15	1.00%
15, 81 Elgin Street South	1.00%	1.00%	15	1.00%
16, 81 Elgin Street South	1.00%	1.00%	15	1.00%
18, 81 Elgin Street South	1.00%	1.00%	15	1.00%
19, 81 Elgin Street South	1.00%	1.00%	15	1.00%
20, 81 Elgin Street South	1.00%	1.00%	15	1.00%
2, 85 Elgin Street South	1.00%	1.00%	15	1.00%
3, 85 Elgin Street South	1.00%	1.00%	15	1.00%
6, 85 Elgin Street South	1.00%	1.00%	15	1.00%
7, 85 Elgin Street South	1.00%	1.00%	15	1.00%
8, 85 Elgin Street South	1.00%	1.00%	15	1.00%
9, 85 Elgin Street South	1.00%	1.00%	15	1.00%
11, 85 Elgin Street South	1.00%	1.00%	15	1.00%
12, 85 Elgin Street South	1.00%	1.00%	15	1.00%
15, 85 Elgin Street South	1.00%	1.00%	15	1.00%
16, 85 Elgin Street South	1.00%	1.00%	15	1.00%
17, 85 Elgin Street South	1.00%	1.00%	15	1.00%
19, 85 Elgin Street South	1.00%	1.00%	15	1.00%
20, 85 Elgin Street South	1.00%	1.00%	15	1.00%

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 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.