



## **Order under Section 69 Residential Tenancies Act, 2006**

**File Number:** LTB-L-078805-23

**In the matter of:** 1331 Meadowlands Dr E, Nepean, Ontario, K2E 7B3  
1333 Meadowlands Dr E, Nepean, Ontario, K2E 7B3  
1335 Meadowlands Dr E, Nepean, Ontario, K2E 7B3  
1337 Meadowlands Dr E, Nepean, Ontario, K2E 7B3

**Between:** Minto Apartment LP Landlord

**And**

Refer to attached Schedule 2 Tenants

Minto Apartment LP (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 October 22, 2025.

The following parties attended the hearing: Landlord's Legal Representative, David Lyman, Property Manager, Kira Simper and several Tenants.

The Certificate of Service filed by the Landlord 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: 1331A, 1333B and 1337B.

The Certificate of Service filed by the Landlord 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: 1331B – Kenneth Ruions, 1331D – Mohammed Lyow Abdi, Farhan Lyow, Imrah Lyow, Mead Lyow, Khalid Lyow, 1331E – Yahya Omar Masri, Ismail Masri Mohamad Masri, Ghazal Masri, 1331F – Rsha Alsaleh, Youssef Anas Zaidan, Hend Zaidan, Lian Zaidan, Masa Anas Zaidan, 1333 – Rabaa Aldibis, Marwa Aldibis, Basheer Aldibis, Zakariya Aldibis, Dua Aldibis, 1333C – Madison Conner, Dante Cuello, 1335A – Amro Ibrahim Ka, Eingy Hussein, Mourad Hussein, Naryman Hussein,

1335B – Sandy Bonacci, Isabella Bonacci Faulkner, Baillie Bonacci, Kally Bonacci,  
1335C – Hunter Giff, Sonja Stargard, 1335D – Najia Nazami, BeBe Hanifa, Sayed  
Muzamil, 1335E – Logan Simpson, 1337A – Abkar Omar Hagi, Assmaa Mohamed,  
Fatma Mohamed, Ikaram Mohamed, 1337C – Jehan Saeed, Ali Ayyash, Omar Ayyash,  
1337D – Jing Li.

**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. Roof replacement
  - b. Water efficient showerheads
  - c. Asphalt repairs
2. Where the Landlord's application requests an increase of 1.64%, the maximum increase above the guideline for these units is 1.00%. This increase is to be taken in the first year.
3. The weighted useful life for the capital expenditures is 14 years.
4. The first effective date of the rent increase above the guideline is January 1, 2024.

**On consent of the parties, it is ordered that:**

1. The Landlord may increase the rents charged by 1.00% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken as follows:
  - a. The Landlord may increase the rents charged by 1.00% within the time period of January 1, 2024 to December 31, 2024.
3. The percentage increase set out in paragraph 1 may be taken in addition to the annual guideline in effect on the increase date for the unit.
4. 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.

**March 17, 2026**  
**Date Issued**

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**Susan Parsons**  
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 3 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:**

**1331 Meadowlands Dr E, Nepean, Ontario, K2E 7B3**

B  
C  
D  
E  
F

**1333 Meadowlands Dr E, Nepean, Ontario, K2E 7B3**

A  
C  
D

**1335 Meadowlands Dr E, Nepean, Ontario, K2E 7B3**

A  
B  
C  
D  
E  
F

**1337 Meadowlands Dr E, Nepean, Ontario, K2E 7B3**

A  
C  
D

**Schedule 2 - Tenants who are Affected by this Order:**

Abduljabbar, Mahmood  
Aldibis, Nabel  
Ali Abdi, Dekka  
Aloubaid, Ghosoun  
Bard, Alysha  
Conner, Alyson  
Faulkner, William  
Fleet, David  
Hussein, Amro  
Jiang, Yuxing  
Masri, Omar  
Menhart, Tomas  
Mohamed, Muna  
Mohamed, Ola  
Nazami, Sayed Amruddin  
Nunez Cuello, Chino  
Runions, Elizabeth  
Runions, Lanie  
Salfi, Patrick  
Simpson, Jesse  
Simpson, Zhaolu  
Suldan, Roda  
Wiemer, Sarah  
Zaidan, Anas

### **Schedule 3 - 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 this order).

*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 this order).

*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.