



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-075697-23-RV

In the matter of: 2400 Carling Avenue, Ottawa, Ontario, K2B7H2

Between: Paramount Properties Landlord

And

Refer to attached Schedule 2 Tenants

Review Order

Paramount Properties (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.

This application was resolved by Order LTB-L-075697-23 issued on December 3, 2025.

On February 4, 2026, Tenant Jacqueline Cyr on behalf of several Tenants filed a Request to Review an Order along with Request to Extend or Shorten Time.

A preliminary review of the review request was completed without a hearing.

Determinations:

Request to Extend Time

1. In the request to extend the deadline to file a request to review, the Tenant submits that key evidence was only discovered after the Order was issued. This new evidence is from the City of Ottawa that has confirmed no building permit was issued for the balcony replacement work. The Tenants submit that this information was not available and could not reasonably have been known at the time of the hearing.
2. In accordance with Rule 16.4 of the Board's Rules of Procedure, I have considered the length of delay and the reason for it, any prejudice a party may experience and whether the request is made in good faith, I find it appropriate to grant the Tenant's request for an extension of time.

The Tenant's Request to Review

3. Based on the submissions made in the request and for the reasons that follow, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings. Therefore, the Tenants' request for review is denied.

4. This application for an above guideline rent increase pursuant to s. 126 of the *Residential Tenancies Act, 2006* (the 'Act') concerns two capital projects undertaken by the Landlord: balcony repairs and railing replacement, and trench drain replacement.
5. The Landlord's application was resolved by way of a consent order at a Case Management Hearing that took place by videoconference on October 20, 2025. The Landlord was permitted a maximum increase above the guideline of 7.25% to be taken as follows: 3.00% for the period January 1, 2024, to December 31, 2024, 3.00% for the period January 1, 2025, to December 31, 2025, and 1.25% for the period January 1, 2026, to December 31, 2026.
6. In the request to review the Tenant submits that they have obtained evidence that the balcony project was completed without the required municipal permits and full legal compliance. It is the Tenant's position that by relying on work that was not legally performed constitutes an error of law and results in an unfair and incomplete assessment of the order. Accordingly, the request to review should be granted.
7. Generally speaking, a consent order will not be set aside on review except in a limited number of circumstances: common mistake, fraud, duress, misrepresentation, lack of capacity or unconscionability. I have listened to the audio recording of the Case Management Hearing and the order correctly reflects the consent order agreed to by the parties. There is no indication of common mistake, fraud, duress, misrepresentation, lack of capacity or unconscionability.
8. Given all of the above, I am not satisfied that the Board order that is the subject of the Tenant's review contains a serious error or that a serious error of procedural occurred. Although not necessary to dispose of the review, the issue of permits is not one that arises under section 126 of the Act or the relevant Regulations. Therefore, the request for review must be denied.

It is ordered that:

1. The request to review Order LTB-L-075697-23 issued on issued on December 3, 2025, is denied. The order is confirmed and remains unchanged.

March 24, 2026

Date Issued

Guy Savoie

Vice Chair, 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.

Schedule 1 - Units affected by this Order:

102	414	711
104	501	712
105	502	714
108	503	802
110	504	803
111	505	804
201	506	805
203	507	806
204	508	807
205	509	808
206	510	809
208	511	810
209	512	812
210	514	814
211	601	902
212	602	904
214	603	905
302	604	906
304	605	907
306	606	908
308	607	909
309	608	910
310	609	912
311	610	914
312	611	1002
314	612	1003
401	614	1004
402	701	1005
403	702	1006
404	703	1008
406	704	1009
407	705	1010
409	706	1012
410	707	1014
411	709	
412	710	

Schedule 2 - Tenants who are Affected by this Order:

Albert, Jerry	Graff, Joanne	Rawlings, Fay
Albert, John	Hall, Sandra	Richardson, Paula
Armstrong, Janice	Healey, Deborah	Robertson, Shawn
Armstrong, Tim	Hodgins, Margaret	Robertson, Tammy
Artell, Doris	Hughes, Wendy	Rock, Doreen
Babin, Rita	Hume Laflamme, Peter	Roy, Melissa
Bacalso, Blesilda	Humen, Deborah	Russell, Angela
Beauchamps, Wayne	Illingworth, Judi	Sabourin, Dianne
Boland, Glenn	Johann, Wendy	Sabourin, Wayne
Boland, Terri	Kaushik, Rahul	Saunders, Glenn
Booth, Tracey	Kowaluk, Gerard	Sauve, Deborah
Boublil, Jack	Ladouceur, Andre	Sauve, Peter
Boucher, Peter	Ladouceur, Pierre	Severenuk, Patricia
Brideau, Robert	Laflamme, Peter	Dawn
Brohman, Stacey	Lafleur, Constance	Sik, Cheryl
Brophy, Kevin	Lafleur, Georgette	Sik, Harry
Buckland, Judith	Lauzon, Deborah	Silva, Yvan
Bule, Janet	Lauzon, Guy	Smith, Tanya
Button, Joanne	Levesque, Ledwina	St. Germain, Patricia
Cherun, Marlene	Levy, Jennifer	St. Germain, Suzanne
Clarke, Mary	Lyons, Marilyn	Stratton, Esther
Coles, Margaret	Lyons, Robert	Stratton, Richard
Courchesne, Linda	Malette, Claude	Studholme, Mary Lou
Craig, Shelley	Malette, Fran	Sturk, Daniel
Crooker, Debbie	McDonald, John	Swindells, Rosemary
Cyr, Jackie	McDonald, June	Temple, Robert
Cyr, Rachelle	Midach, Maureen	Temple, Yvonne
Dagenais, Sharon	Mordy, Donna	Tinca, Georgeta M.
Davidson, Roy	Munro, Elizabeth	Tinsley, Joanne
Derrick, Brian	Nadeau, Helen	Tremblay, Marilyn
Deschamps, Ernest	Orel, Viatcheslav	Trembley, Nicholas
Dillon, Gail	Ozdemir, Seref	Trembley, Patricia
Dudene, Hope	Paddon, Craig	Valois, Brenda
Dwyer, Sheila	Parks, Kristy	Valois, Robert
El-Gabalawy, Anetta	Pellegrino, Susy	Waito, Chris
El-Gabalawy, Hazem	Periard, Claudette	Whyte, Donna
Elswood, Terry	Periard, Gilles	Woods, Diane
Evanesian, Ella	Periard, Grandy	Zafack Takadong,
Galloway, Carly	Poirier, Rene	Thibaut
Georgeoff, Jeanette	Pomeroy, Stanley	
Goose, Charlene	Rafter, Barbara	