



**Order under Section 126  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-089896-23

**In the matter of:** 1265 Wellington Street West, Ottawa, Ontario,  
K1Y 4L2

**Between:** Paramount Properties Landlord

**And**

Refer to attached Schedule 2 Tenants

Paramount Properties (the 'Landlord') filed an L5 application 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.

The application was heard by videoconference on January 26, 2026, on VC line 158.

The following parties attended the hearing: The Landlord's Legal Representative at the hearing was David Lyman who attended with the following Landlord's Agents: Eric Humphrey and Christian Sauve. Many Tenants attended.

The Certificate of Service filed by the Landlord on December 23, 2025, indicates that some rental units listed in the application were not served with the application and notice of hearing. The LTB 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: 303, 306, 504, 505, 506, 507, 602, 604, 607, 608, 702, 706, 802, 805, 902, 908 and 1003.

**At the Case Management hearing the parties agreed to the following:**

1. The Landlord justified a rent increase above the guideline because of capital expenditures.
2. The maximum rent increase above the guideline because of capital expenditures is 8.85%. The Landlord's application is for the following capital expenditures:
  - a. Parking Garage Repairs;
  - b. Roof Replacement;
  - c. Heat Trace and Insulation;
  - d. New Generator;

- e. Vestibule and Entrance Doors;
  - f. Common Area Flooring and Painting; and
  - g. Hot Water Tank.
3. Where the Landlord's application requests an increase of 13.95%, the maximum increase above the guideline for all of these units is 8.85%. This increase is to be taken as follows: 3.00% in the first year, 3.00% in the second year, and 2.85% in the third year.
  4. Where the Landlord's application requests an increase of 11.57%, the maximum increase above the guideline for all of these units is 8.85%. This increase is to be taken as follows: 3.00% in the first year, 3.00% in the second year, and 2.85% in the third year.
  5. Where the Landlord's application requests an increase of 10.22%, the maximum increase above the guideline for all of these units is 8.85%. This increase is to be taken as follows: 3.00% in the first year, 3.00% in the second year, and 2.85% in the third year.
  6. The weighted useful life for the capital expenditures is as specified on Schedule 3.
  7. The first effective date of the rent increase above the guideline is February 1, 2024.
  8. 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.

**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.

**March 31, 2026**

**Date Issued**

15 Grosvenor Street, Ground Floor  
Toronto ON M7A 2G6

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**Chris Jackson**

Hearing 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 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%, for 2025 is 2.5%, and for 2026 is 2.1%.

**Schedule 1 - Units affected by this Order:**

|     |      |
|-----|------|
| 201 | 601  |
| 202 | 603  |
| 203 | 605  |
| 204 | 606  |
| 205 | 701  |
| 206 | 703  |
| 208 | 704  |
| 301 | 705  |
| 302 | 707  |
| 304 | 708  |
| 307 | 801  |
| 308 | 804  |
| 401 | 806  |
| 402 | 807  |
| 403 | 808  |
| 404 | 901  |
| 405 | 903  |
| 406 | 904  |
| 407 | 905  |
| 408 | 906  |
| 501 | 907  |
| 502 | 1001 |
| 503 | 1002 |
| 508 |      |

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

Abou Abboud, Johnny  
Ali, Samar  
Baker, Sue  
Barnhart, Brennan  
Bennasser, Youssef  
Bennett, Paul  
Bradley, Shannon  
Colman, Amanda  
Dionne, Danielle  
Doxtater, Adam  
Farnel, Daren  
Gabriele, Melissa  
Gionet, Sterling  
Goldie, Adam  
Granger, Isobel  
Hanley, Roger  
Hawkins, Wade  
Heckbert, Michael  
Kavanagh, James  
Klepp, Bonnie  
Landry, Simon  
Lopez, Natalie  
McCorkell, Louise  
Melway, Carly Emma

Melzack, Joel  
Menor, Josefina  
Meunier, Jessica  
Nakishbandi, Beshir  
Oluwole, Olutobi  
Ostapinski, Maciej  
Ouellet, Michael  
Parchardi, Jean-Paule  
Pocock, Nancy  
Pope, Steven  
Saka, Mrs  
Saulis, Adam  
Sauve, Danielle  
Simms, Jeffrey  
Smith, Barbara  
Suarez, Mariajose  
Thanthadawanit, Katriya  
Vachon, Paul  
Walsh, Namphueng  
Ward, Horace  
Welsh, Andrew  
Wilson, Timothy  
Yeomans, Debbie

**Schedule 3 - Ordered Rent Increase Above the Guideline****First Effective Date of Rent Increase in this Order is February 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 February 1, 2024 to January 31, 2025 |                            |                                     | February 1, 2025 to January 31, 2026 |                                     | February 1, 2026 to January 31, 2027 |                                     |                      |                     |
|-----------------------------------------------------|----------------------------|-------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|-------------------------------------|----------------------|---------------------|
| Rental Unit Address Name                            | % inc for Cap Exp (Max 3%) | Total Increase (Excludes Guideline) | % inc for Cap Exp (Max 3%)           | Total Increase (Excludes Guideline) | % inc for Cap Exp (Max 3%)           | Total Increase (Excludes Guideline) | Weighted Useful Life | Total % for Cap Exp |
| 201, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 202, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 203, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 204, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 205, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 206, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 208, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 301, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 302, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 304, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 307, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 308, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 401, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 402, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 16                   | 8.85%               |
| 403, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 404, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 405, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 406, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |

| For the period February 1, 2024 to January 31, 2025 |                            |                                     | February 1, 2025 to January 31, 2026 |                                     | February 1, 2026 to January 31, 2027 |                                     |                      |                     |
|-----------------------------------------------------|----------------------------|-------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|-------------------------------------|----------------------|---------------------|
| Rental Unit Address Name                            | % inc for Cap Exp (Max 3%) | Total Increase (Excludes Guideline) | % inc for Cap Exp (Max 3%)           | Total Increase (Excludes Guideline) | % inc for Cap Exp (Max 3%)           | Total Increase (Excludes Guideline) | Weighted Useful Life | Total % for Cap Exp |
| 407, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 408, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 16                   | 8.85%               |
| 501, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 502, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 503, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 508, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 16                   | 8.85%               |
| 601, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 603, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 605, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 606, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 701, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 703, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 704, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 705, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 707, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 708, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 801, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 804, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 806, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 807, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 808, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 901, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 903, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |

| For the period February 1, 2024 to January 31, 2025 |                            |                                     | February 1, 2025 to January 31, 2026 |                                     | February 1, 2026 to January 31, 2027 |                                     |                      |                     |
|-----------------------------------------------------|----------------------------|-------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|-------------------------------------|----------------------|---------------------|
| Rental Unit Address Name                            | % inc for Cap Exp (Max 3%) | Total Increase (Excludes Guideline) | % inc for Cap Exp (Max 3%)           | Total Increase (Excludes Guideline) | % inc for Cap Exp (Max 3%)           | Total Increase (Excludes Guideline) | Weighted Useful Life | Total % for Cap Exp |
| 904, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 905, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 906, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 907, 1265 Wellington Street West                    | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 1001, 1265 Wellington Street West                   | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |
| 1002, 1265 Wellington Street West                   | 3.00%                      | 3.00%                               | 3.00%                                | 3.00%                               | 2.85%                                | 2.85%                               | 18                   | 8.85%               |

## **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.