



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-097284-23

In the matter of: 1085 10th Conc. W, Flamborough, Ontario, L0R
1K0

Between: 1343892 Ontario Inc. Landlord
C. O. B. Rocky Ridge Estates

and

Refer to attached Schedule 2 Tenants

1343892 Ontario Inc. C. O. B. Rocky Ridge Estates (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: Lori Verge (unit 106) who agreed to be spokesperson for all the Tenants present at the hearing and several other Tenants also attended.

The Landlord's Legal Representative, Paul Cappa and David Southen also attended on behalf of the Landlord.

The Certificate of Service filed by the Landlord on December 17, 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: 24 and 78.

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

1. The maximum rent increase above the guideline because of capital expenditures is 21.12%. This increase is for the following capital expenditures:
 - a. Electrical System Upgrade.
2. Where the Landlord's application requests an increase of 21.71%, the maximum increase above the guideline for these units is 21.12%. This increase is to be

taken as follows: 7.04% in the first year, 7.23% in the second year and 6.85% in the third year.

3. The weighted useful life for the capital expenditures is 25 years.
4. The first effective date of the rent increase above the guideline is March 1, 2024.
5. The parties agreed to amend the name of the Tenant in unit 19 as stated on the Landlord's application to Richard Kruysse.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 21.12% 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 7.04% within the time period of March 1, 2024, to February 28, 2025;
 - b. The Landlord may increase the rents charged by 7.23% within the time period of March 1, 2025, to February 28, 2026; and
 - c. The Landlord may increase the rents charged by 6.85% within the time period of March 1, 2026, to February 28, 2027.
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 180 days of the date of this order.

April 1, 2026
Date Issued

Nick Vescio

Dispute Resolution 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. 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 3 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:

1	70
2	71
4	72
7	73
10	74
12	75
13	76
14	77
19	81
20	82
25	83
27	84
28	86
29	87
30	88
31	89
32	92
33	94
34	97
35	98
37	99
51	100
52	101
53	102
54	103
55	104
61	106
62	The House
64	

Schedule 2 - Tenants who are Affected by this Order:

Allan, Donna	Niewland, Henri
Ashton, Brandon	Payne, James
Bankemper, Karen	Payne, Jeremy
Bedard, Linda	Pearce, Sharon
Billings, Jeannette	Philip, William
Blacklock, Tricia	Poelstra, Rick
Bravo-King, Maria Christina	Powell, Adam
Brousseau, Sandra	Power, Doug
Brown, Arlene	Prins, Mike
Bunting, Robert	Redshaw, Shawn
Burke, Robert	Reesor, Megan
Carr, Brian	Rizzo, Aldo
Cook, Nancy	Rizzo, Joy
Dando, Egleceria	Roberts, Janice
Denault, Darcy	Russell, Brenda
Duke, Tim	Rylander, Carl
Durham, Lori	Shea, Emery
Grahovac, Zeljko	Silverthorn, Lynn
Grande, Jennifer	Simons, Marsha
Griffin, Bill	Simpson, Sharon
Harrison, Christina	Sims, James
Haskett, Mark	Sorbara, Tony
Hayes, James	Stagg, Marilyn
Howe, Wayne	Streeter, Ian
Jenkins, Cleary	Tuck, Maurice
Kenalty, Frank	Vajdec, Louise
Kenalty, Louise	Vance, Glenn
Kennedy, Ron	Verge, Jim
King, Donald Allen	Verge, Lori
Kraag, CindyLou	Willard, Ted
Kruysse, Richard	Williams, Robin
Lyttle, David	Wood, Deanna
Matranga, George	Worrall, John
May, Michael	YoungWindsor, Lana-Lynn
Miceli, Andy	

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 the 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 the 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.