



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

File Number: LTB-L-078875-23

In the matter of: 33 Northview Road, Nepean, Ontario, K2E 6A6
35 Northview Road, Nepean, Ontario, K2E 6A6
37 Northview Road, Nepean, Ontario, K2E 6A6
39 Northview Road, Nepean, Ontario, K2E 6A6

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 January 7, 2026.

The following parties attended the hearing:

the Landlord: the Landlord's representative David Lyman and Landlord's agent Blake Pelletier.

The following tenant attended the hearing: Aisha Hashi and Bachira Almajaresh.

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

1. The maximum rent increase above the guideline because of capital expenditures is 4.35%. This increase is for the following capital expenditures:
 - a. Cladding Repairs;
 - b. Roof Replacement and Eavestroughing;
 - c. Water Efficient Showerheads; and
 - d. Asphalt Repairs.
2. Where the Landlord's application requests an increase of 4.41%, the maximum increase above the guideline for these units is 4.35%. This increase is to be taken as follows: 3.00% in the first year and 1.35% in the second 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 4.35% 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 3.00% within the time period of January 1, 2024 to December 31, 2024; and
 - b. The Landlord may increase the rents charged by 1.35% within the time period of January 1, 2025 to December 31, 2025.
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 60 days of the date of this order.

April 2, 2026
Date Issued

John Russett

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. 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 3 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:

33 Northview Road, Nepean, Ontario, K2E 6A6

A

B

C

35 Northview Road, Nepean, Ontario, K2E 6A6

A

B

C

D

37 Northview Road, Nepean, Ontario, K2E 6A6

A

B

C

D

E

39 Northview Road, Nepean, Ontario, K2E 6A6

A

B

C

Schedule 2 - Tenants who are Affected by this Order:

Adeeb, Akmajares	Druery-Asmann, Calvin
Ahmadi, Auwlia	Ghassel, Abdulrahman
Ahmadi, Bibi Iqra	Ghassel, Ali
Ahmadi, Haji Najibullah	Ghassel, Eiman
Ahmadi, Haseebullah	Ghassel, Huda
Ahmadi, Hizbullah	Ghassel, Siraj-Eddin
Ahmadi, Hurya	Guled, Fartun
Ahmadi, Mehtab	Haji, Samira
Ahmadi, Muhabtullah	Hashi, Abdirahman
Ahmadi, Nasibullah	Hashi, Abdulmajid
Ahmadi, Nooria	Hashi, Ahmed
Ahmadi, Sifatullah	Hashi, Aisha
Ahmed, Amina	Hashi, Sumaya
Albadawi, Jamila	Hirsi, Abdullahi
Albakesh, Raida	Hirsi, Abdulrahman
Al Hamidi, Aisha	Hirsi, Asha
Al Hamidi, Hajar	Hirsi, Zohair
Al Hamidi, Hajji Hamdan	Mahmed, Amir
Al Hamidi, Kenda	McLauchlan, G. Elizabeth
Al Hamidi, Khajria	McLauchlan, Ian
Al Hamidi, Mohamad	McLauchlan, J. Douglas
Al Hamidi, Rabaa	Mizz, Sofie
Al Hamidi, Rachid	Mohamed, Murayo
Al Hamidi, Yasamine	Mohamed, Sofia
Almajares, Adeeba	Mohamud, Maryam
Almajares, Bachira	Mohamud, Mohamed
Al Mustafa, Fatima Ibrahim	Mohamud, Mustafa
Alsharif, Mohammed	Mohamud, Yunis
Alsharif, Musaed	Omar, Abdullahi
Alsharif, Rital	Sowa, Carol
Athwani, Nitika	Sowa, Emily
Bakarman, Hadeel	Sowa, Glen
Barrow, Mohamed	Sowa, Ryan
Bingol, Zeki	Tarp, Debra
Bingol-Phillips, Jason	Tarp, Michael
Bingol-Phillips, Melissa	Tarp, Tyler
Blanchette, David Cody	

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.