



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-096415-23

In the matter of: 295 - 321 Westminster Avenue, London, Ontario,
N6C 4V3

Between: Killam Properties Inc. Landlord

And

Refer to attached Schedule 2 Tenants

Killam Properties Inc. (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 20, 2026.

The following parties attended the hearing: the Landlord's representative, Patty Duwyn, the Landlord's agents, Petrona Brown and Joy Odimegwu, the representative for the tenant of 301 Westminster Avenue, Unit 14, Natasha Racco-Tang, and several Tenants.

The Certificate of Service filed by the Landlord on December 18, 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:

295 Westminster Avenue - Units 3, and 11;
297 Westminster Avenue - Units 2, and 6;
299 Westminster Avenue - Unit 14;
301 Westminster Avenue - Units 3, 4, 6 and 17;
311 Westminster Avenue - Unit 5;
315 Westminster Avenue - Units 1, 8 and 9;
319 Westminster Avenue - Unit 5; and
321 Westminster Avenue - Units 3, and 7.

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

1. The maximum rent increase above the guideline because of capital expenditures is 6.00%. The Landlord's application is for the following capital expenditures:
 - a. Balcony Restoration; and

b. Common Area Painting & Flooring.

2. Where the Landlord's application requests an increase of 7.31%, the maximum increase above the guideline for these units is 6.00%. This increase is to be taken as follows: 3.00% in the first year and 3.00% in the second year.
3. Where the Landlord's application requests an increase of 4.50%, the maximum increase above the guideline for these units is 4.05%. This increase is to be taken as follows: 3.00% in the first year and 1.05% in the second year.
4. Where the Landlord's application requests an increase of 2.81%, the maximum increase above the guideline for these units is 2.25%. This increase is to be taken in the first year.
5. The weighted useful life for the capital expenditures is 10 years.
6. The first effective date of the rent increase above the guideline is March 1, 2024.
7. 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.

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 180 days of the date of this order.

April 2, 2026
Date Issued

Nancy Fahlgren
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 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:**295 Westminster Avenue, London, Ontario, N6C 4V3**

1	5	8	12	15
2	6	9	13	16
4	7	10	14	17

297 Westminster Avenue, London, Ontario, N6C 4V3

1	4	7	10	
3	5	9	11	

299 Westminster Avenue, London, Ontario, N6C 4V3

1	6	9	13	17
2	7	11	15	
3	8	12	16	

301 Westminster Avenue, London, Ontario, N6C 4V3

1	7	10	13	16
2	8	11	14	
5	9	12	15	

311 Westminster Avenue, London, Ontario, N6C 4V3

1	3	9	11	
2	8	10		

315 Westminster Avenue, London, Ontario, N6C 4V3

2	4	6	10	
3	5	7	11	

319 Westminster Avenue, London, Ontario, N6C 4V3

1	6	9	11	
2	8	10		

321 Westminster Avenue, London, Ontario, N6C 4V3

1	4	6	9	11
2	5	8	10	

Schedule 2 - Tenants who are Affected by this Order:

Allwood, PatrenaKimone
Andersen, Flemming
Bermudez, Elsie
Berry, Byron
Brown, Matthew
Brown, Roberta
Burgess, Brock
Carson, Brad
Cawston, Erin
Chalik, Joanne
Clarke, Shawn
Croeze, Colin
Decloet, Stan
Deleary, Brian
Deleary, Darren
Drennan, Ricky
Duffton, Jake
Dunn, Diane
Edwards, Linda
Emmons, Nikita
Farquharson, Alton
Farquharson, Tasha
Fay, Bonnie
Finlay, Judith
Forward, Kyley
Franklin, Emerson
Garlick, Ellen
Gianichini-Tobin, Emilia
Harvey, Margot
Heard, Tyler
Horner, Ryan

Hubbard, Tyler
Humphrey, (nee Huie)
Paula
Ireland, Adrianna
Janssen, Timothy
Jaques, Michael
Jiron, Geysel
Jiron, Margarita
Jordan, Elaine
Kabata, Alicja
Klassen, Mary
Lupa, Larry
Marshall, Emily
Martin, Garry
Mattice, Ellen
McArthur, Melissa
Metcalf, Melissa
Meyer, Brent
Molloy, Donna
Monk, Darlene
Monk, McKenzie
Morris, Kathryn
Munday, Erin
Novosel, John
Palesh, Courtney
Parent, Debbie
Paton, Beverly
Penz, Franc
Poberezny, Mary Jane
Polstra, Angela
Prince, Nola

Ramesar, Indar
Ramesar, Manyda
Richards, Thomas
Rock, Stephen
Rogers, Diane
Rombough, Cindy
Sharpe, Bradley
Sherrard, Chris
Simas, Matthew
Singh, Sandeep
Smart, Alyssa
Smith, Scott
Smok-Mercier, Maria
Esler Britany
Solorzano, Emeliyn
Sparks, Doris
Sparks, Douglas
Swain, Jonathan
Unger, Chris
VanTrichtveldt, Robert
Violette, Clem
Vyse, Amanda
Warner, Lori
Wilcox, Kelly
Willems, Destiny
Williamson, Ted
Woods, Matthew
Wright, David
Ziegler, Carolyn

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is March 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 March 1, 2024 to February 28, 2025			March 1, 2025 to February 28, 2026			
Rental Unit Address Name	% 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
1, 295 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
2, 295 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
4, 295 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
5, 295 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
6, 295 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
7, 295 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
8, 295 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
9, 295 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
10, 295 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
12, 295 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
13, 295 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
14, 295 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
15, 295 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
16, 295 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
17, 295 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
1, 297 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
3, 297 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
4, 297 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
5, 297 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
7, 297 Westminster Avenue	2.25%	2.25%	0.00%	0.00%	10	2.25%
9, 297 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
10, 297 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
11, 297 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
1, 299 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
2, 299 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
3, 299 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
6, 299 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
7, 299 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%

For the period March 1, 2024 to February 28, 2025			March 1, 2025 to February 28, 2026			
Rental Unit Address Name	% 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
8, 299 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
9, 299 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
11, 299 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
12, 299 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
13, 299 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
15, 299 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
16, 299 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
17, 299 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
1, 301 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
2, 301 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
5, 301 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
7, 301 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
8, 301 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
9, 301 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
10, 301 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
11, 301 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
12, 301 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
13, 301 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
14, 301 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
15, 301 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
16, 301 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
1, 311 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
2, 311 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
3, 311 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
8, 311 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
9, 311 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
10, 311 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
11, 311 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
2, 315 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
3, 315 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
4, 315 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
5, 315 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
6, 315 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
7, 315 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%

For the period March 1, 2024 to February 28, 2025			March 1, 2025 to February 28, 2026			
Rental Unit Address Name	% 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
10, 315 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
11, 315 Westminster Avenue	3.00%	3.00%	3.00%	3.00%	10	6.00%
1, 319 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
2, 319 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
6, 319 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
8, 319 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
9, 319 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
10, 319 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
11, 319 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
1, 321 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
2, 321 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
4, 321 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
5, 321 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
6, 321 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
8, 321 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
9, 321 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
10, 321 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%
11, 321 Westminster Avenue	3.00%	3.00%	1.05%	1.05%	10	4.05%

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.