



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

**File Number:** LTB-L-090399-23

**In the matter of:** 221 Lyon Street North, Ottawa, Ontario, K1R 7X5

**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 28, 2026.

The following parties attended the hearing: The Landlord's Representative, David Lyman, the Landlord's Agents, James Butcher and Gary Ng, and the Tenants, Jack Harold, Victoria Lane, Michel Charron, Adam MacDonald, Kuisa Fernanda Mendez-Gonzalez, Maria Mascaro, and Tyrel Schultz.

The Certificate of Service filed by the Landlord on December 29, 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: 404, 408, 501, 504, 608, 703, 704, 803, 804, 805, 808, 905, 908, 1001, 1004, 1005, 1103, 1106, 1203, 1206, 1207, 1404, 1407, 1506, 1701, 1704, 1801, 1804, 1903, 2001, 2002, 2101, 2102, 2104, 2106, 2201, 2302, 2403, 2606, 2704, 2802, 2805, 2806 and 2905.

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

1. The maximum rent increase above the guideline because of capital expenditures is 0.67%. This increase is for the following capital expenditures:
  - a. Parking Garage Drains and Sump Pump;
  - b. Garage Stairwell Lighting;
  - c. Loading Dock and Garage Heaters;
  - d. Asphalt Repairs at the Entrance of the Garage;
  - e. Domestic Hot Water and Heating Boilers and BAS Upgrade;
  - f. MUA Repair and Duct Sealing;
  - g. Fire Safety Repairs;
  - h. Chiller Board and Condenser Fan and Coil Replacement;

- i. Canopy Replacement;
  - j. Security Cameras;
  - k. Water Meter Valve;
  - l. Elevator Surge Protectors; and
  - m. Window Replacements.
2. Where the Landlord's application requests an increase of 0.30%, the maximum increase above the guideline for these units is 0.29%. This increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 0.35%, the maximum increase above the guideline for these units is 0.34%. This increase is to be taken in the first year.
4. Where the Landlord's application requests an increase of 0.40%, the maximum increase above the guideline for these units is 0.38%. This increase is to be taken in the first year.
5. Where the Landlord's application requests an increase of 0.49%, the maximum increase above the guideline for these units is 0.47%. This increase is to be taken in the first year.
6. Where the Landlord's application requests an increase of 0.52%, the maximum increase above the guideline for these units is 0.50%. This increase is to be taken in the first year.
7. Where the Landlord's application requests an increase of 0.56%, the maximum increase above the guideline for these units is 0.54%. This increase is to be taken in the first year.
8. Where the Landlord's application requests an increase of 0.70%, the maximum increase above the guideline for these units is 0.67%. This increase is to be taken in the first year.
9. The weighted useful life for the capital expenditures is as specified on Schedule 3.
10. The first effective date of the rent increase above the guideline is February 1, 2024.

**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.

**April 8, 2026**  
**Date Issued**

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**Christine Leitch**  
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 4 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:**

|      |      |      |      |
|------|------|------|------|
| 0402 | 1101 | 1802 | 2401 |
| 0403 | 1102 | 1803 | 2402 |
| 0405 | 1104 | 1805 | 2404 |
| 0406 | 1105 | 1806 | 2405 |
| 0407 | 1107 | 1807 | 2406 |
| 0502 | 1108 | 1808 | 2407 |
| 0503 | 1201 | 1901 | 2408 |
| 0505 | 1202 | 1902 | 2501 |
| 0506 | 1204 | 1904 | 2502 |
| 0507 | 1205 | 1905 | 2503 |
| 0508 | 1208 | 1906 | 2504 |
| 0601 | 1401 | 1907 | 2505 |
| 0602 | 1402 | 1908 | 2506 |
| 0603 | 1403 | 2003 | 2507 |
| 0604 | 1405 | 2005 | 2508 |
| 0605 | 1406 | 2006 | 2601 |
| 0607 | 1408 | 2007 | 2602 |
| 0701 | 1501 | 2008 | 2603 |
| 0702 | 1502 | 2103 | 2604 |
| 0705 | 1503 | 2105 | 2607 |
| 0706 | 1504 | 2107 | 2608 |
| 0707 | 1505 | 2108 | 2701 |
| 0708 | 1507 | 2202 | 2702 |
| 0801 | 1508 | 2203 | 2703 |
| 0802 | 1602 | 2204 | 2705 |
| 0806 | 1603 | 2205 | 2706 |
| 0901 | 1604 | 2206 | 2801 |
| 0902 | 1605 | 2207 | 2803 |
| 0904 | 1606 | 2208 | 2804 |
| 0906 | 1608 | 2301 | 2901 |
| 0907 | 1702 | 2303 | 2902 |
| 1002 | 1703 | 2304 | 2903 |
| 1003 | 1705 | 2305 | 2904 |
| 1006 | 1706 | 2306 | 2906 |
| 1007 | 1707 | 2307 |      |
| 1008 | 1708 | 2308 |      |

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

|                          |                                    |
|--------------------------|------------------------------------|
| Abaza, Bisher            | Budd, Michaela                     |
| Abdulhamid, Nafisa       | Burton, Harry                      |
| Aboultaif, Ziad          | Bustamante, Christian              |
| Aboulteif, Elsabeith     | Butt, Jeena                        |
| Adunmo, Temitayo         | Butt, Junnat                       |
| Aitafo, Emelda           | Calero, Vanessa                    |
| Aitafo, Jesse            | Campbell, Dennis                   |
| Ali, Ali Shah Piyar      | Campbell, Joshua                   |
| Ali, Syed                | Canada, Embassy of the Republic of |
| Ali, Syeda               | Kazakhstan to                      |
| Alrashed, Sami           | Chamberlin, Allan                  |
| Alvarez, Esperaza        | Chamberlin, Carole                 |
| Amstrong, Greg           | Chamberlin, Chen                   |
| Amusan, Adekunle         | Charron, Diane                     |
| Amusan, Olaoluwa         | Charron, Michel                    |
| Amusan, Opeoluwa         | Chartrand, Madeleine               |
| Arnold, Linda            | Chatsala, Mtamandeni               |
| Arnold, Melvin           | Christie, Malcolm                  |
| Awonuga, Mayowa (Tayo)   | Clark, Jesse                       |
| Baldinelli, Anthony      | Coll, Thomas                       |
| Baldinelli, Carol        | Collister, Denis                   |
| Baldinelli, Daniel       | Collister, Monique                 |
| Balfe, Allen             | Conway, Sean                       |
| Bandali, Samira          | Cooke, Michael                     |
| Barnabe, Hannah          | Cross, Matthew                     |
| Barnabe, Jordan          | Crysler, Keith                     |
| Barnes, Sheena           | Crysler, Lesley                    |
| Barton, Desmond          | Cyr, Linda                         |
| Beauchamp, Nicholas      | Cyr, Roger                         |
| Bennett, Paul            | Czastkiewicz, Carolina             |
| Bernard, Anne            | Daly, Meredith                     |
| Block, Kelly             | Dave, Deepak                       |
| Block, Milton            | de Bakker, Braedan de              |
| Boggiano, Bárbara        | Delom, Maeva                       |
| Boisclair, Jean-Francois | Dhillon, Anju                      |
| Boisclair, Lise          | DiCiocco, Henry                    |
| Bolton, Billy            | Diciocco, Taylor                   |
| Brazeau, Marcel          | Dickie, Gerald                     |
| Brownridge, Nasha        | Dickie, Mary Donna                 |
| Brunetta, Victoria       | Dickie, Michelle                   |
| Bryant, Jayme            | Din, Azza Tagel                    |
| Buchan, Stella           | Doyle, Benjamin                    |
| Buchanan, Blair          | Dragatsi, Helene                   |
| Buchanan, Mary           | Dudley, Ben                        |

Duke, Patrick  
Dunn, Maureen  
Ekins, James  
Elliott, Daniel  
Evans, Mark  
Fast, Annette  
Fast, Edward  
Ferrer, Marvin  
Fick, Brandon  
Fraser, Matthew  
Gameil, Ahmed  
Gameil, Khalid  
Ganbold, Odkhuu  
Gao, Han  
Gates, Thomas  
Gauthier, Johanne  
Geens, Jennifer  
Gold, Joshua  
Goldberg, Stephen  
Goncharova, Daria  
Greene, Jordan  
Gupta, Akanksha  
Gupta, Bindu  
Gupta, Sanjeev  
Habchi, George  
Hall, Maureen  
Harold, Jack  
He, Celine  
Head, Stephen  
Hebert, Pauline  
Hewson, Kelly  
Hicks, Graham  
Hindi, Samer  
Hoff, Trevor  
Hopkins, Doug  
Hossain, Md Sazzad  
Hotte, Denis  
Hreich, Adam  
Hreich, Jamil  
Hreich, Yusuf  
Huot, Mathieu  
Hutchison, Linda  
Ibrahim, Mohammad  
Ichim, Bianca  
Kherani, Jasmine  
Krick, Stefan

Lacroix, Micheline  
Lambert, Stacey  
Lane, Victoria  
Lapierre, Keith  
Larin, Amy  
Lavallee, Hannah  
Layden, Kurtis  
Levac, Lindsey  
Levin, Elisabeth  
Lidstone, Gail  
Louis, Timothy  
Love, Haley  
Luong, Sophia  
MacDonald, Adam  
MacDonald, Lynn Tremblay  
MacMillan, Chris  
Macpherson, Myles  
Manke, Kyle  
Martin, Gerald  
Mascaro, Maria  
Masters, Derek  
Matejcic, Andrew  
McAulay, Jack  
McIntyre, Kevin  
McKenna, Isabella  
Mehrani, Mehvish  
Mehzabeen, Aishworzyo  
Méndez-Gonzalez, Luisa Fernanda  
Mergee, Batkhuyag  
Metaxoglou, Konstantinos  
Midov, Nikita  
Minardi, Jean Francois  
Morrison, Luke  
Nabawy, Aly M H  
Nabawy, Karim M H  
Nabawy, Mohamed Helmy  
Nasr, Ahmed Deraz  
Nasr, Mohamed Deraz  
Nessim, Carolyn  
Neumann, Annalies  
Neumann, Peter  
Nilakantha, Zuniqua  
O'Neil, Moira  
Okee-Aguguo, Somunachi  
Olajide, Oluwatemilurun  
Osorio, Lina

Pacheco, Vincent  
Pan, Mei  
Parent, Richard  
Pekilis, Barry  
Pelchat, Bernadette  
Perekhodiuk, Oksana  
Pilgrim, Jill  
Postl, Brian  
Postl, Sharon Cohen  
Powell, Justin  
Prevost, Haleigh  
Prose, Paul  
Proulx, Marie  
Pundyk, Ed  
Puskas, Alison  
Quenneville, Guy  
Raad, Christopher  
Raafay, Mohammad Abdur  
Radushynskyi, Yurii  
Rahimi, Aylar  
Rahimi, Aysouda  
Ramzi, Sabrina  
Rao, Malvika  
Rebeccani, Rosanna  
Rioux, Alexa  
Rioux, Lindy-Anne  
Rioux, Pascal  
Robert, André  
Roberts, Allen  
Roberts, Irene  
Rogic, Anna  
Rowe, Morgan  
Roy, Natasha  
Schultz, Tyrel  
Schwesinger, Carmen  
Sears, Sarah  
Selvon, Sylvaine  
Shay, Jodie  
Sheppard, Suzelle  
Shortall, Elaine  
Singer, Emily

Singh, Eashan  
Smaili, Hasnaa Elouafi  
Sooben, Yahvina Pillay  
Starosta, Cassandra  
Starosta, Philippe  
Stefanik, Daniel  
Stenzel, André  
Strahl, Lisa  
Strahl, Mark  
Stubbs, Shannon  
Suettinglen, Agnes  
Susmann, Luis  
Symonds, Katherine  
Tabaja, Dana  
Tahani, Tahani  
Tariq, Hamzah  
Tavakol, Shahin  
Tazuar, Tasnim  
Thaker, Roopal  
Tiemoko, Zafban  
Tize, Emmanuel  
Trocan, Daniela  
Trumpess, Victoria  
Tucker, Megan  
Vaillancourt, Glen  
Vaillancourt, Leanne  
Vaillancourt, Nancy  
Valencia, Angel  
Veilleux, Martin  
Voisey, Mary  
Waissi, Ashti  
Waissi, Jowana  
Walker-Stewart, Wilder  
Waugh, Kevin  
Waxman, Fern  
White, Emily  
Worswick, Daniel  
Wu, Jennifer  
Wylie, Margaret  
Yu, Joyce

**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 |                            |                                     |                      |                     |
|-----------------------------------------------------|----------------------------|-------------------------------------|----------------------|---------------------|
| Rental Unit Address Name                            | % inc for Cap Exp (Max 3%) | Total Increase (Excludes Guideline) | Weighted Useful Life | Total % for Cap Exp |
| 0402, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0403, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0405, 221 Lyon Street                               | 0.34%                      | 0.34%                               | 16                   | 0.34%               |
| 0406, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0407, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0502, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0503, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0505, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0506, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0507, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0508, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0601, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0602, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0603, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0604, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0605, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0607, 221 Lyon Street                               | 0.34%                      | 0.34%                               | 16                   | 0.34%               |
| 0701, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0702, 221 Lyon Street                               | 0.34%                      | 0.34%                               | 16                   | 0.34%               |
| 0705, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0706, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0707, 221 Lyon Street                               | 0.34%                      | 0.34%                               | 16                   | 0.34%               |
| 0708, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0801, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0802, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0806, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0901, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0902, 221 Lyon Street                               | 0.54%                      | 0.54%                               | 16                   | 0.54%               |
| 0904, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |

| For the period February 1, 2024 to January 31, 2025 |                            |                                     |                      |                     |
|-----------------------------------------------------|----------------------------|-------------------------------------|----------------------|---------------------|
| Rental Unit Address Name                            | % inc for Cap Exp (Max 3%) | Total Increase (Excludes Guideline) | Weighted Useful Life | Total % for Cap Exp |
| 0906, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 0907, 221 Lyon Street                               | 0.47%                      | 0.47%                               | 16                   | 0.47%               |
| 1002, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1003, 221 Lyon Street                               | 0.38%                      | 0.38%                               | 16                   | 0.38%               |
| 1006, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1007, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1008, 221 Lyon Street                               | 0.54%                      | 0.54%                               | 16                   | 0.54%               |
| 1101, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1102, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1104, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1105, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1107, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1108, 221 Lyon Street                               | 0.29%                      | 0.29%                               | 15                   | 0.29%               |
| 1201, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1202, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1204, 221 Lyon Street                               | 0.47%                      | 0.47%                               | 16                   | 0.47%               |
| 1205, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1208, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1401, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1402, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1403, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1405, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1406, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1408, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1501, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1502, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1503, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1504, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1505, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1507, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1508, 221 Lyon Street                               | 0.34%                      | 0.34%                               | 16                   | 0.34%               |
| 1602, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1603, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1604, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1605, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |

| For the period February 1, 2024 to January 31, 2025 |                            |                                     |                      |                     |
|-----------------------------------------------------|----------------------------|-------------------------------------|----------------------|---------------------|
| Rental Unit Address Name                            | % inc for Cap Exp (Max 3%) | Total Increase (Excludes Guideline) | Weighted Useful Life | Total % for Cap Exp |
| 1606, 221 Lyon Street                               | 0.34%                      | 0.34%                               | 16                   | 0.34%               |
| 1608, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1702, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1703, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1705, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1706, 221 Lyon Street                               | 0.29%                      | 0.29%                               | 15                   | 0.29%               |
| 1707, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1708, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1802, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1803, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1805, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1806, 221 Lyon Street                               | 0.38%                      | 0.38%                               | 16                   | 0.38%               |
| 1807, 221 Lyon Street                               | 0.34%                      | 0.34%                               | 16                   | 0.34%               |
| 1808, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1901, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1902, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1904, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1905, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1906, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1907, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 1908, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2003, 221 Lyon Street                               | 0.34%                      | 0.34%                               | 16                   | 0.34%               |
| 2005, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2006, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2007, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2008, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2103, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2105, 221 Lyon Street                               | 0.34%                      | 0.34%                               | 16                   | 0.34%               |
| 2107, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2108, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2202, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2203, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2204, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2205, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2206, 221 Lyon Street                               | 0.34%                      | 0.34%                               | 16                   | 0.34%               |

| For the period February 1, 2024 to January 31, 2025 |                            |                                     |                      |                     |
|-----------------------------------------------------|----------------------------|-------------------------------------|----------------------|---------------------|
| Rental Unit Address Name                            | % inc for Cap Exp (Max 3%) | Total Increase (Excludes Guideline) | Weighted Useful Life | Total % for Cap Exp |
| 2207, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2208, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2301, 221 Lyon Street                               | 0.50%                      | 0.50%                               | 16                   | 0.50%               |
| 2303, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2304, 221 Lyon Street                               | 0.34%                      | 0.34%                               | 16                   | 0.34%               |
| 2305, 221 Lyon Street                               | 0.47%                      | 0.47%                               | 16                   | 0.47%               |
| 2306, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2307, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2308, 221 Lyon Street                               | 0.38%                      | 0.38%                               | 16                   | 0.38%               |
| 2401, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2402, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2404, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2405, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2406, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2407, 221 Lyon Street                               | 0.34%                      | 0.34%                               | 16                   | 0.34%               |
| 2408, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2501, 221 Lyon Street                               | 0.54%                      | 0.54%                               | 16                   | 0.54%               |
| 2502, 221 Lyon Street                               | 0.47%                      | 0.47%                               | 16                   | 0.47%               |
| 2503, 221 Lyon Street                               | 0.47%                      | 0.47%                               | 16                   | 0.47%               |
| 2504, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2505, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2506, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2507, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2508, 221 Lyon Street                               | 0.34%                      | 0.34%                               | 16                   | 0.34%               |
| 2601, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2602, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2603, 221 Lyon Street                               | 0.50%                      | 0.50%                               | 16                   | 0.50%               |
| 2604, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2607, 221 Lyon Street                               | 0.38%                      | 0.38%                               | 16                   | 0.38%               |
| 2608, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2701, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2702, 221 Lyon Street                               | 0.50%                      | 0.50%                               | 16                   | 0.50%               |
| 2703, 221 Lyon Street                               | 0.34%                      | 0.34%                               | 16                   | 0.34%               |
| 2705, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2706, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |

| For the period February 1, 2024 to January 31, 2025 |                            |                                     |                      |                     |
|-----------------------------------------------------|----------------------------|-------------------------------------|----------------------|---------------------|
| Rental Unit Address Name                            | % inc for Cap Exp (Max 3%) | Total Increase (Excludes Guideline) | Weighted Useful Life | Total % for Cap Exp |
| 2801, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2803, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2804, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2901, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2902, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2903, 221 Lyon Street                               | 0.67%                      | 0.67%                               | 16                   | 0.67%               |
| 2904, 221 Lyon Street                               | 0.29%                      | 0.29%                               | 15                   | 0.29%               |
| 2906, 221 Lyon Street                               | 0.50%                      | 0.50%                               | 16                   | 0.50%               |

#### **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.