



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-058061-23

In the matter of: 1310 Richmond Road, Ottawa, Ontario, K2B 8L3
1320 Richmond Road, Ottawa, Ontario, K2B 8L4

Between: Britannia-By-The-Bay Apartments II Limited Landlord
c/o Realstar Management Partnership

and

Refer to attached Schedule 2 Tenants

Britannia-By-The-Bay Apartments II Limited c/o Realstar Management Partnership (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 February 23, 2026.

The following parties attended the hearing: The Landlord's Representative, Rachel Mazur, Landlord Agents Camila Nunes, Tina Marshall, and Steve Goldberg, and Tenants Rosemary Pantalone (Unit 804), Anne Mader (Unit 604), and Elizabeth Robson Gordon (Occupant, Unit 614).

The Certificate of Service filed by the Landlord on January 15, 2026, 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:

1310 Richmond Road - 4 & 9; and

1320 Richmond Road - 106, 109, 202, 203, 207, 214, 215, 314, 320, 402, 415, 418, 420, 502, 518, 521, 602, 607, 608, 610, 702, 703, 817, 819, 821 and 904.

At the case management hearing, the parties reached an agreement and requested an order on consent to resolve the application.

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

1. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.13%. This increase is to be taken in the first year.
2. The maximum rent increase above the guideline because of capital expenditures is 0.90%. This increase is for the following capital expenditures:

- a. Pavers, Walkways, Retaining Walls;
 - b. Laundry Room Restoration;
 - c. Water Main Replacement;
 - d. Patio Door Frame Renovations;
 - e. Water Supply Valve & Backflow Preventer;
 - f. Exterior Wall Restoration;
 - g. Concrete Curbs;
 - h. Hot Water Tank Replacement;
 - i. Pipe Repair; and
 - j. Vacuum.
3. Where the Landlord's application requests an increase of 1.20%, the maximum increase above the guideline for these units is 0.90%. This increase is to be taken in the first year.
4. The weighted useful life for the capital expenditures is 15 years.
5. The first effective date of the rent increase above the guideline is September 01, 2023.

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

Adam Rogers

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 2023 is 2.5% and for 2024 is 2.5%.

Schedule 1 - Units affected by this Order:

1310 Richmond Road, Ottawa, Ontario, K2B 8L4

5
6
8

1320 Richmond Road, Ottawa, Ontario, K2B 8L3

103	318	707
104	319	708
105	321	710
107	401	715
108	403	716
114	404	717
116	405	720
119	406	721
121	407	801
201	408	802
204	411	803
206	501	804
208	503	808
209	507	811
212	509	812
216	510	818
218	512	820
219	514	901
220	517	902
221	520	903
301	601	906
302	603	908
303	604	910
305	612	911
307	614	915
309	615	916
310	616	917
311	621	918
312	701	921
315	704	
317	706	

Schedule 2 - Tenants who are Affected by this Order:

Alnoofoori, Ayda	Grover, Anne	Ough, Scott
Angela, Bull	Gunnarsson, Karl	Palmer, Paul
Arora, Megha	Hamelin, Stanley	Pantalone, Rosemary
Asselin, Colette	Hamilton, Edward	Peever, Lydia
Badour, Trevor	Hickman, Harold	Postlethwaite, Brenda
Baker, Steve	Hough, Mabel	Pouliot, Katia
Bayras, Cem	Hughes, Amanda	Preston, Porter Dent
Boridy, Elie	Janssen, Natalie	Puukila, Gary
Bronipolsky, Michael	Jodoin, Garfield	Renaud, Donald
Burke, Rita	Kenneth, Skidmore	Renaud, Kimberly
Campbell, Paul	Kretzschmar, Jamie	Rice, Andrea
Canal, Andres	Landry, Sonia	Robillard, Estelle
Careless, Kelly	Lendore, Reuben	Ross, Evalynn
Chantal, Pierre	Li, Jordan	Ryken, Jeanette
Chartier, Crystal	Macdonald, Stuart	Sabourin, Claire Anne
Cohen, Orel	Mader, Anne	Schieman, Roger
Craig, Cody	Maloney, Ryan	Schmidtke, Nicholas
Crepin, Peter	Martin, Karl	Shawana, Beverly
Deriger, Stephen	Matovu, Catherine	Smith, Patricia
Dobrowolski, Joseph	Mcaulay, Barbara	Soulard, Matthew
Dufour, Christopher	Mcgillivray, Claire	Stafford, Karen
Easton, Debbie	Mcgoey, Nicholas	St-Jean, Kim
Ehinlaiye, Cynthia	Mcharg, Peter	Surette, Heather
Ellis, Ann	Mcklusky, Joseph	Tatevossian, Anna
Eyma, Lugrid	Miner, Sylvie	Thibodeau, Nicole
Fitzpatrick, Barbara	Mohamed, Munira	Vachon, Ann
Foran, Paul	Mohamud, Michele	Viner, Samuel
Forbes, Joan	Mozersky, Judy	Whittaker, Daniel
Friesen, Joyce	Nadeau, Patrick	Wilson, Brian
Ghavami, Hamid	Namusoke, Magdalen	Yalcin, Kaan
Gike, Jessy	Neron, Guylaine	
Gordon, Andrew	Newman, William	

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is September 1, 2023**

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 September 1, 2023 to August 31, 2024					
Rental Unit Address Name	% inc for Taxes	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
5, 1310 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
6, 1310 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
8, 1310 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
103, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
104, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
105, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
107, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
108, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
114, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
116, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
119, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
121, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
201, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
204, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
206, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
208, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
209, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
212, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
216, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
218, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
219, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
220, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
221, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
301, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
302, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
303, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
305, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
307, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
309, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
310, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%

For the period September 1, 2023 to August 31, 2024					
Rental Unit Address Name	% inc for Taxes	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
311, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
312, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
315, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
317, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
318, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
319, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
321, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
401, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
403, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
404, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
405, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
406, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
407, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
408, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
411, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
501, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
503, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
507, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
509, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
510, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
512, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
514, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
517, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
520, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
601, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
603, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
604, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
612, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
614, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
615, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
616, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
621, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
701, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
704, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
706, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
707, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%

For the period September 1, 2023 to August 31, 2024					
Rental Unit Address Name	% inc for Taxes	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
708, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
710, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
715, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
716, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
717, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
720, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
721, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
801, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
802, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
803, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
804, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
808, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
811, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
812, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
818, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
820, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
901, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
902, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
903, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
906, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
908, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
910, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
911, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
915, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
916, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
917, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
918, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%
921, 1320 Richmond Road	0.13%	0.90%	1.03%	15	0.90%

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 2023 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 2023 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.