



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-098404-23

In the matter of: 100 Eagle Street North, Cambridge, Ontario, N3H 5T8

Between: Killam Apartment Reit Landlord

And

Refer to attached Schedule 2 Tenants

Killam Apartment Reit (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 4, 2026.

The following parties attended the hearing: For the Landlord – Landlord Representative: Patty Duwyn, Senior Property Manager: Kevin Karbuckle.

For the Tenants – Unit 304, 502, 503, 707, 708, 907 (disconnected before recording), 1005, 1203, 1303, Tenant Representative Nicole Rogers for Unit 1004.

The Certificate of Service filed by the Landlord on January 5, 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: Units 103, 405, 406, 505, 508, 602, 606, 705, 801, 802, 806, 904, 1002, 1008, 1103, 1105, 1408, 1504, 1506.

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

1. The maximum rent increase above the guideline because of capital expenditures is 3.15%. This increase is for the following capital expenditures:
 - a. Boiler System Replacement;
 - b. Parking Garage Repair; and
 - c. Window Replacement
2. Where the Landlord's application requests an increase of 0.28%, the maximum increase above the guideline for these units is 0.28%. This increase is to be

taken as follows: 0.28% in the first year.

3. Where the Landlord's application requests an increase of 1.82%, the maximum increase above the guideline for these units is 1.82%. This increase is to be taken as follows: 1.82% in the first year.
4. Where the Landlord's application requests an increase of 3.48%, the maximum increase above the guideline for these units is 3.15%. This increase is to be taken as follows: 3.00% in the first year, and 0.15% in the second year.
5. The weighted useful life for the capital expenditures is as specified on Schedule 3.
6. The first effective date of the rent increase above the guideline is March 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 180 days of the date of this order.

April 9, 2026

Date Issued

Helen Giannini

Helen Giannini

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.

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 2023 is 2.50%, for 2024 is 2.50%, for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

100 Eagle Street North, Cambridge, Ontario, N3H 5T8

104	702	1201
105	703	1202
106	704	1203
108	706	1204
201	707	1205
202	708	1206
205	803	1207
206	804	1208
207	805	1301
208	808	1302
302	901	1303
304	902	1304
305	903	1305
307	905	1306
308	906	1307
401	907	1308
404	908	1401
407	1001	1403
408	1003	1405
502	1004	1406
503	1005	1407
504	1006	1501
506	1007	1502
507	1101	1503
603	1102	1505
604	1104	1507
605	1106	1508
607	1107	
701	1108	

Schedule 2 - Tenants who are Affected by this Order:

Addison, Sylvia	Glaser, Mary Jane	Meta, Adele L.
Allanson, Philip	Greaves, Anthony	Morton, Karen
Arblaster, Barbara	Greaves, Barbara	Morton, Steven
Arblaster, Richard	Grobe, Betty Ann	Orr, Anastasia
Babb, Jo-Ann	Grobe, Gary	Orr, Jody
Banz, Lavonne	Hafner, Suzehe	Parent, Al
Benzin, Rosina	Haid, Yvonne	Payne, Brian
Berner, Gerald	Halliwell, Wendy	Payne, Marilyn
Boki, Mary	Margaret	Pfeiffer, Merilyn Joan
Bowers, Dale	Halyk, Sandra	Phillips, Flora
Brenner, Colleen	Halyk, Walter	Phillips, John
Britton, Catherine	Hansen, Sharon	Reid, Brian
Bronson, Dorothy	Hatch, Linda	Reid, Carol
Brown, Paul	Hibbs, Donald	Reid, Christopher
Brown, Paul	Hibbs, Rita	Reid, Jillian
Bulmer, April	Hickey, Hazel	Rick, Dwyer
Bulmer, June	Ireson, Gary	Roe, Leona
Campbell, Geordie	Jasmins, Brenda Joyce	Roe, William
Carter, Barbara	Johnson, Colin	Roy, Remi
Cox, Ann	Jones, Anne	Skinner, Marianne
Crosby, Marjorie	Jones, Gary	Stephenson, Michael
Elizabeth	Jones, Judith	Tasker, Anne
Cullen, Janet	Jones, Mark	Tasker, John
Dallaire, Denis	Kohli, Michael	Topping, Charles
Darling, Ann	Kroft, Ruth	Valade, Sheena
Darling, Jack	Kropf, James	Warner, Mary
DaSilva, Maria	Lazenby, Carol	Webber, Dianne
Dickin, Carol	Ling, Alison	Williamson, Al
Donaldson, Wendy	Lonsdale, Barry	Williamson, Mary-Jane
Dudley, Freda	Lonsdale, Linda	Wooddruff, Richard
Dudley, Kenneth	MacFarlane, Donald	Woods, Lorraine
Dwyer, Cheryl	MacFarlane, Therese	Woods, Philip
Fietje, Marc	MacKay, John	Wrafter, Phyllis
Fraser, Jean	Magennis, James	Wright, Pamela
Gallant, Carl	Magennis, Marie	Wurr, Marilyn Carroll
Gatrall, Pat	March, Peta	Yhard, Brenda
Gelinas, Norman	March, Ron	Yhard, John
Gibbons, Christine	Mcgeachan, Carol	Ziegler, Laurine Georgina
Giuricich, Nevio	McLeod, Louise	

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.

Rental Unit Address Name	Period of March 1, 2024 to February 28, 2025		Period of March 1, 2025 to February 28, 2026			
	% 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
104, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
105, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
106, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
108, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
201, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
202, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
205, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
206, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
207, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
208, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
302, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
304, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
305, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
307, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
308, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
401, 100 Eagle Street North	0.28%	0.28%	0.00%	0.00%	15	0.28%
404, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
407, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
408, 100 Eagle Street North	1.82%	1.82%	0.00%	0.00%	15	1.82%
502, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
503, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
504, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
506, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
507, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
603, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
604, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%

Rental Unit Address Name	Period of March 1, 2024 to February 28, 2025		Period of March 1, 2025 to February 28, 2026			
	% 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
605, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
607, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
701, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
702, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
703, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
704, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
706, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
707, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
708, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
803, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
804, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
805, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
808, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
901, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
902, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
903, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
905, 100 Eagle Street North	1.82%	1.82%	0.00%	0.00%	15	1.82%
906, 100 Eagle Street North	1.82%	1.82%	0.00%	0.00%	15	1.82%
907, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
908, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1001, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1003, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1004, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1005, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1006, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1007, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1101, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1102, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1104, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1106, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1107, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1108, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1201, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1202, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%

Rental Unit Address Name	Period of March 1, 2024 to February 28, 2025		Period of March 1, 2025 to February 28, 2026			
	% 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
1203, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1204, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1205, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1206, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1207, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1208, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1301, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1302, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1303, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1304, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1305, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1306, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1307, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1308, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1401, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1403, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1405, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1406, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1407, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1501, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1502, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1503, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1505, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1507, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%
1508, 100 Eagle Street North	3.00%	3.00%	0.15%	0.15%	15	3.15%

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.