



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-077767-24

In the matter of: 2460 Southvale Crescent, Ottawa, Ontario,
K1B 4L8

Between: CLV Group Inc. Landlord

And

Refer to attached Schedule 2 Tenants

CLV Group 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, at 9am.

The following parties attended the hearing: Landlord's Legal Representative - Brendan Hedges, and Agents of the Landlord Matthew MacDonald (Engineering Team), Annu Gulati (Accountant), Chris Clarke (CFO Property Management Team), and several Tenants.

Lina Dimillo, unit 514, is added as a Tenant to this application.

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

1. The maximum rent increase above the guideline because of capital expenditures is 7.80 %. This increase is for the following capital expenditure:
 - a. Exterior structure.
2. Where the Landlord's application requests an increase of 8.80%, the maximum increase above the guideline for these units is 7.80%. This increase is to be taken as follows: 3.00% in the first year; 3.00% in the second year; and 1.80% in the third year.
3. The weighted useful life for the capital expenditure is 16 years.

4. The first effective date of the rent increase above the guideline is January 1, 2025.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 7.80% 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, 2025, to December 31, 2025;
 - b. The Landlord may increase the rents charged by 3.00% within the time period of January 1, 2026, to December 31, 2026; and
 - c. The Landlord may increase the rents charged by 1.80% within the time period of January 1, 2027, to December 31, 2027.
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 180 days of the date of this order.

April 9, 2026

Date Issued

Susan Parsons

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 3 for information about the date and amount of the rent reduction.
4. The annual guideline for 2025 is 2.5% and for 2026 is 2.1%.

Schedule 1 - Units affected by this Order:

0101	0613
0103	0614
0106	0701
0110	0703
0111	0705
0112	0706
0113	0708
0204	0710
0210	0714
0211	0801
0212	0803
0213	0809
0306	0901
0312	0906
0403	0914
0410	1003
0412	1011
0414	1013
0511	1107
0514	1109
0602	1207
0603	1208
0605	1209
0606	1212
0607	1214
0609	

Schedule 2 - Tenants who are Affected by this Order:

Allen, Patrick
Angeles Berganio, Samia
Antic, Goran
Antic, Jelka
Antic, Zeljka
Ball, Karen
Bautista, Joseph
Berezowski, Jenny
Beyene, Ermias
Bisson, Claude
Blake, John
Bolestridge, Jason
Brady, Robert
Calvert, Kevin
Crosby, Michael
Crosby, Nicole
Currie, James
Dayfallah, Jenan
Dimillo, Lina
Diouf, NGuissaly
Dorion, Ron
Elford, Shelley
El Ghadban, Nadim
Fortunat, Jackie
Francis, Maureen
Garcia, Hilbert
Gauthier, Madeleine
Girard, Bryan
Grainger, Debbie
Grover, Kenneth
Habteslassie, Makda
Heinze, Ted

Jesso-Calver, Allison
Kadikoff, Beverly
Krienselokker, Megan
Lalonde, Patrick
Linder, Sarah
Linder, Tammy
Lundy, Yvonne
McDonald, William
McDonell, Margaret
McIntyre, Robert
Nieves, Chris
Novodvorsky, Colby
Obisanya, Jolaade
Pellow, Erin
Petrie, Anne
Pilon, Marnie
Pope, Christopher
Rahal, Nohad
Rainville, Bernard
Rainville, Constance
Rainville, Jacynthe
Rainville, Patrick
Rioux, Christine
Rodriquez, Erminia
Rousselle, Ryan
Roy, Marguerite
Sambo, Fatouma-souraya
Thompson, Richard
Townson, Douglas
Williams, Lisa
Wong, Kevin
Zdrojewski, Barbara

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 2025 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 2025 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.