



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-077797-24

In the matter of: 2470 Southvale Crescent, Ottawa, Ontario, K1B
4H7

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 1pm.

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.

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

1. The maximum rent increase above the guideline because of capital expenditures is 8.00%. This increase is for the following capital expenditure:
 - a. Exterior structure.
2. Where the Landlord's application requests an increase of 9.64%, the maximum increase above the guideline for these units is 8.00%. This increase is to be taken as follows: 3.00% in the first year; 3.00% in the second year and 2.00% in the third year.
3. The weighted useful life for the capital expenditures 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 8.00% 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; and
 - 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 2.00% 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 120 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:

0104	0702
0112	0705
0203	0706
0204	0709
0206	0710
0209	0714
0210	0801
0211	0803
0213	0805
0303	0806
0306	0807
0309	0809
0311	0813
0312	0901
0313	0908
0314	0912
0402	0914
0403	1004
0405	1005
0408	1006
0410	1007
0412	1008
0506	1011
0507	1012
0508	1104
0509	1108
0512	1201
0602	1203
0603	1207
0604	1210
0605	1212
0613	1214
0614	

Schedule 2 - Tenants who are Affected by this Order:

Alvarez, Rosemarie	Krichtoff, Amanda
Alvarez, Rowella	Lavictoire, Daniel
Andjelic, Sherri	Letnikov, Andrey
Aoun, Claude	Major, Ronald
Awada, Mohamad	Mallon, Michael
Azzie, Brad	Marcotte, Rachel
Beatty, Muriel	McCarthy, Nicolette
Blondin, Kenneth	McCormick, Kelly
Bondy, Jean-Michel	McDonald, Doug
Boutarfa, Leila	McDonald, Patricia
Bright, Nichola	McInrue, Teresita
Brown, Michelle	Mercedes Mata-Suriel, Ana
Brown, Warren	Oliver, Eleanor
Budd, Andy	Paquette, Dylan
Chezani-Shari, Farshad	Piestrak, Grazyna
Couture, Sandra	Poirier, Daniel
Cunning, Charmaine	Rabanal, Mark
Darwish, Khalil	Radley, Cindy
Daszczyński, Gerald	Radley, Mike
Deschatelets, Luc	Radulovic, Dejan
Desrosiers, Anne	Rice, Orval
Desrosiers, Raymond	Richard, Nicole
Douglas Robinson, Victor	Rizk, Mounira
Downey, Zackary	Rolle, Henry
Dudiak, Christi	Rolling, Nicholas
Eduardo-Mata, Aaron	Roussy, Ginette
Eduardo-Mata, Jennifer	Russell, Matthew
El Hajjar, Ahmed	Seguin, Lise
El-Zarka, Saide	Seifert, David
Francoeur, Andree	Seifert, Paula
Francoeur-Sherif, Edrise	Shane Marcotte, .
Frantz, Sajous	Strong, Cheryl
Frigault, Geoff	Sullivan, Jennifer
Gebara, George	The Ottawa Hospital, .
Gervais, Bruno	The Ottawa Hospital, .
Gladu, Denis	The Ottawa Hospital, .
Guilmette, Carl	Ursaki, Kristin
Halton, Lisa	Vel, Jacqueline
Harper, Constance	Vibert, Leah-Ann
Hotte, Denis	Watson, Donna
Hutt, Matthew	Wilson, Jeremy
Irwin, Stephan	

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.