



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-090124-23

In the matter of: 2185 Lawrence Avenue East, Scarborough, Ontario,
M1P 2P6

Between: 2185 Lawrence Avenue East Inc. Landlord
c/o Shelborne Property Management Inc.

And

Refer to attached Schedule 2 Tenants

2185 Lawrence Avenue East Inc. c/o Shelborne Property Management Inc. (the 'Landlord') applied to the Landlord and Tenant Board (LTB) 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: Landlord representative Patty Duwyn, the Landlord's Agents Valerie St. Thomas and Sarah Farcus. Tenants who represented themselves were in attendance.

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: As per the Landlord's certificate of service, a number of individual Tenants were not served with the Notice of Hearing and have also been removed as parties to the application: 104, 107, 210, 308, 412, 503, 510, 601, 603, 705, 707, 708, 712, 811, 908, 1006, 1106, 1108, 1110, and 1211.

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

1. The maximum rent increase above the guideline because of capital expenditures is 7.66%. This increase is for the following capital expenditures:
 - a. Roof Replacement
 - b. Ventilation System
 - c. Balcony Restoration
 - d. Lobby Renovation
 - e. Underground Garage Sealant Repairs
 - f. Sitework

2. Where the Landlord's application requests an increase of 7.86% the maximum increase above the guideline for these units is 7.66%. As a result, the rent increase justified in this Application may be taken as follows: 3.00% in the first year, 3.00% in the second year, and 1.66% in the third year.
3. Where the Landlord's application requests an increase of 2.48% the maximum increase above the guideline for these units is 2.48%. This increase is to be taken in the first year.
4. The weighted useful life for the capital expenditures is as specified on Schedule 3.
5. The first effective date of the rent increase above the guideline is February 1, 2024.
6. The Landlord or Tenants shall reconcile accounts within 200 days of this order.

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 200 days of the date of this order.

April 10, 2026
Date Issued

Dillanique Knight
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:

2185 Lawrence Avenue East, Scarborough, Ontario, M1P 2P6

101	411	903
102	501	904
103	502	905
109	504	906
110	505	907
111	507	910
112	508	911
201	511	912
202	512	1001
203	602	1002
204	604	1003
205	606	1004
206	607	1005
207	608	1007
208	609	1008
209	610	1010
211	611	1011
212	612	1012
301	701	1101
302	702	1102
304	703	1103
305	704	1104
306	706	1105
307	709	1107
309	710	1109
310	801	1111
312	802	1112
401	803	1201
402	804	1202
403	805	1203
404	806	1205
405	807	1206
406	808	1207
407	809	1208
408	810	1209
409	812	1212
410	902	

Schedule 2 - Tenants who are Affected by this Order:

Ahmed, Ishtiaque	Furtado, Maria	Otjian, Jean
Alfon, Ernani Arcilla	Galac, Elsie	Palfrey, Lawrence
Alizoy, Ghezal	Gardiner, Tanya	Paulino, Eunice Anne
Andrade, David	Ghribo, Sameya	Pearce, Wilson
Asadi, Hafifa	Giraldo, Carlos	Peason, Carolyn
Asadi, Sana	Giraldo, Dawn	Penney, Troy
Asadullah, Rahimi	Gonzales-Salvador, Amen	Pettersen, Ingrid
Babikian, Victor	Grab, Nicole	Pfeifer, Linda
Badr, Hanan	Gray, Allan	Pickett, Jonathan
Baker, Jodie	Gullyar, Samsoor	Prout, Wendy
Baker, Patricia	Hann, Dennis	Pumaras, Fe
Balatbat, Zenaida	Harris, Douglas	Ramballe, Balwant
Ballod, Janice	Hart, Susan	Rayner, Nadine
Bell, Catherine	Hartley, Dianna	Rea, William
Briand, Katherine	Herdsmen, Joanne	Reichardt, Paul
Brooker, Yvonne	Holevas, Jocelyne	Rhodes, Andrew
Brown, Kathleen Mary	Hughes, Patricia	Robertson, Gordon
Bye, Carolyn	Hussein, Malaz	Rodrigues, Megana
Carlin, Robert	Jenkins, Blair	Ropson, Lorrie
Caveen, Colleen	Jones, Ronald	Roy, Joseph Claude
Chen, Kerrie	Karimi, Abdul	Russell, Scott
Chevalier, Donald	Kellar, Shirley Ryan	Salim, Asadi
Clarke, Darnie	Kelly, Latoya	Scheffler, Kornelia
Clarke, Donna	Lai, Paul	Scott, Eileen
Coughlan, John	Legge, Linda	Sevilla, Antonio
Craik, Diana	Logan, Robert	Sharif, Mohammad
D'Souza, Anson	Lowtan, Stanley	Simpson, Wallace
Dennis, Kimberly Ann	Lyon, Judith	St.Pierre, Martha
Devaraj, Sujeev	Markham, Jason R.	Stewart, Leanne
Diaz, Jeanine Tara Coitino	Martin, John	Stewart, Robert
Dickie, Randolph	Martin, Roberta	Stewart, Robert
Distajo, Cynthia	Matheson, Terriann	Taylor, O'Grady Lucas
Dsouza, Melroy	McCourt, Drew	Teclu, Esyas
Ebanks, Adrian	McMahon, Kathryn	Thornhill, Thomas
Elkhalidy, Nahed	Milo, Mina	Turpin, Terence
Falconbridge, Eva	Nievera, Maria	Ugochukwu, Ijeoma
Fane, Monika	Norona, Anne	Scholarstica
Farah, Salih Quick Alisha	O'Grady, Catherine	Vinkale, Jayalath
Farhad, AhmadShah	O'Grady, Glenn	Williams, Nicole
Ferguson, J.Brian	Omar, Massir Mahdri	Yonzon, Cesar
Flemming, Mark	Omar, Safia Mahdi	Young, David

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.

	Period of February 1, 2024 to January 31, 2025		Period of February 1, 2025 to January 31, 2026		Period of February 1, 2026 to January 31, 2027			
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% 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
101, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
102, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
103, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
109, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
110, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
111, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
112, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
201, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
202, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
203, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
204, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
205, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
206, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
207, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
208, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
209, 2185 Lawrence Avenue East	2.48%	2.48%	0.00%	0.00%	0.00%	0.00%	18	2.48%
211, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
212, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
301, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
302, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
304, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
305, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
306, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
307, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
309, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
310, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%

	Period of February 1, 2024 to January 31, 2025		Period of February 1, 2025 to January 31, 2026		Period of February 1, 2026 to January 31, 2027			
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% 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
312, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
401, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
402, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
403, 2185 Lawrence Avenue East	2.48%	2.48%	0.00%	0.00%	0.00%	0.00%	18	2.48%
404, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
405, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
406, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
407, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
408, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
409, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
410, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
411, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
501, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
502, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
504, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
505, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
507, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
508, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
511, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
512, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
602, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
604, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
606, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
607, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
608, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
609, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
610, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
611, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
612, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
701, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
702, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
703, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
704, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%

	Period of February 1, 2024 to January 31, 2025		Period of February 1, 2025 to January 31, 2026		Period of February 1, 2026 to January 31, 2027			
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% 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
706, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
709, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
710, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
801, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
802, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
803, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
804, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
805, 2185 Lawrence Avenue East	2.48%	2.48%	0.00%	0.00%	0.00%	0.00%	18	2.48%
806, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
807, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
808, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
809, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
810, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
812, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
902, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
903, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
904, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
905, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
906, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
907, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
910, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
911, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
912, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1001, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1002, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1003, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1004, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1005, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1007, 2185 Lawrence Avenue East	2.48%	2.48%	0.00%	0.00%	0.00%	0.00%	18	2.48%
1008, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1010, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1011, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1012, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%

	Period of February 1, 2024 to January 31, 2025		Period of February 1, 2025 to January 31, 2026		Period of February 1, 2026 to January 31, 2027			
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% 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
1101, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1102, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1103, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1104, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1105, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1107, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1109, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1111, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1112, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1201, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1202, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1203, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1205, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1206, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1207, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1208, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1209, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%
1212, 2185 Lawrence Avenue East	3.00%	3.00%	3.00%	3.00%	1.66%	1.66%	15	7.66%

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.