



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-017698-24

In the matter of: 50 Selkirk Street, Ottawa, Ontario, K1L 6M9
350 Mayfield Avenue, Ottawa, Ontario, K1L 7W1

Between: Maebrook Rideau Inc. Landlord

And

Refer to attached Schedule 2 Tenants

Maebrook Rideau 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 March 26, 2026.

The following parties attended the hearing: the Landlord's legal representative Paul Cappa, the Landlord Samer Joubran, the Landlord's Senior Regional Director Serge Neth, the Landlord's Asset Manager Brandon Hafner, and the Landlord's Property Manager Howard Kravitz. The Tenants of the following units were either present or represented: Units 304, 315, 408, and 00I at 50 Selkirk Street and Units 103, 203, 212, 304, and 00D at 350 Mayfield Avenue.

The Certificate of Service filed by the Landlord on February 24, 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: 102, 103, 105, 107, 108, 201, 203, 210, 212, 307, 308, 312, 402, 403, 405, 407, 411, 501, 503, 505, 507, 511, 00C, and 00F at 50 Selkirk Street and units 102, 111, 112, 201, 205, 209, 211, 215, 302, 312, 403, 404, 405, 406, 408, 409, 414, 415, 00A, 00E, 00F, and 00H at 350 Mayfield Avenue.

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

1. The maximum rent increase above the guideline because of capital expenditures is 5.30%. This increase is for the following capital expenditures:
 - a. Building Entrance and Ramp Replacement;
 - b. Paving;
 - c. Roof Replacement;
 - d. Building Exterior Repair and Coating;
 - e. Balcony Railings & Soffit; and
 - f. Common Area Renovations.
2. Where the Landlord's application requests an increase of 6.20%, the maximum increase above the guideline for these units is 5.30%. This increase is to be taken as follows: 3.00% in the first year; and 2.30% in the second year.
3. Where the Landlord's application requests an increase of 5.21%, the maximum increase above the guideline for these units is 4.45%. This increase is to be taken as follows: 3.00% in the first year; and 1.45% in the second year.
4. Where the Landlord's application requests an increase of 3.38%, the maximum increase above the guideline for these units is 2.89%. This increase is to be taken in the first year.
5. Where the Landlord's application requests an increase of 1.40%, the maximum increase above the guideline for these units is 1.20%. This increase is to be taken in the first year.
6. The weighted useful life for the capital expenditures is as specified on Schedule 3.
7. The first effective date of the rent increase above the guideline is June 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 150 days of the date of this order.

April 10, 2026
Date Issued

Sandra Sabourin
Hearing 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 2024 is 2.50%, for 2025 is 2.50%, and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

350 Mayfield Avenue, Ottawa, Ontario, K1L 7W1

101	115	314
103	202	315
105	203	401
106	206	402
108	212	411
109	304	412
110	305	00D
114	306	00I

50 Selkirk Street, Ottawa, Ontario, K1L 6M9

111	304	409
112	309	410
202	311	502
211	315	506
215	401	00I
301	404	00K
303	408	

Schedule 2 - Tenants who are Affected by this Order:

Adigun, Deborah
Adigun, Esther
Alambeigi, Kazem
Ashlie, Kasandra
Ayotunde, Oguntoyinbo
Azad, Lalit
Bernicky, Denis
Blades, Jeffrey
Blades, Thelma
Boisvenue, Ruth
Brewer, Ian
Brillant, Denise
Carisse, Carmen
Chandler, Doris
Darvishi, Ahmadreza
Desir, Jean-Daniel
Dwire, Angela
Ginette, Madaire
Guisma, Hissen
Haiti, Junior
Harpula, Robert
Hausman, Daniel
Jenkins, Joseph
Johnson, Helma
Kelley, Shawn
Khodamoradipoor, Niloofar

Kurucz, Frank
Lankeu, Yana
Larocque, Denise M.
Larocque, Joshua
Larocque, Matthiew
Larocque, Paul
LeLacheur, Katherine
Lior, Aviel
Lorito-Sarita, Santo
Mengistu, Nathnael
Miller, Brian
Milonas, Anthony
Nakashook, Koalie
Ndayizeye, Guy
Noyes, Raymond
Ntshiniti, Fiat
Olivier, Makilutiha
Paruch, Sue
Pilon, Paul
Rameau, Kesnel
Robert, Lynn
Sutherland, Williams
Tasse, Roger
Tremblay, Mathieu
Trottier, Roger
Woodill, Paul Douglas

Schedule 3 - Ordered Rent Increase Above the Guideline
First Effective Date of Rent Increase in this Order is June 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.

For the period of: June 1, 2024 to May 31, 2025			June 1, 2025 to May 31, 2026			
Rental Unit Address Name	% 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
111, 50 Selkirk Street	3.00%	3.00%	2.30%	2.30%	17	5.30%
112, 50 Selkirk Street	3.00%	3.00%	2.30%	2.30%	17	5.30%
202, 50 Selkirk Street	3.00%	3.00%	2.30%	2.30%	17	5.30%
211, 50 Selkirk Street	3.00%	3.00%	2.30%	2.30%	17	5.30%
215, 50 Selkirk Street	3.00%	3.00%	2.30%	2.30%	17	5.30%
301, 50 Selkirk Street	3.00%	3.00%	2.30%	2.30%	17	5.30%
303, 50 Selkirk Street	2.89%	2.89%	0.00%	0.00%	16	2.89%
304, 50 Selkirk Street	3.00%	3.00%	2.30%	2.30%	17	5.30%
309, 50 Selkirk Street	3.00%	3.00%	2.30%	2.30%	17	5.30%
311, 50 Selkirk Street	3.00%	3.00%	2.30%	2.30%	17	5.30%
315, 50 Selkirk Street	3.00%	3.00%	2.30%	2.30%	17	5.30%
401, 50 Selkirk Street	3.00%	3.00%	2.30%	2.30%	17	5.30%
404, 50 Selkirk Street	1.20%	1.20%	0.00%	0.00%	15	1.20%
408, 50 Selkirk Street	3.00%	3.00%	2.30%	2.30%	17	5.30%
409, 50 Selkirk Street	3.00%	3.00%	2.30%	2.30%	17	5.30%

For the period of: June 1, 2024 to May 31, 2025			June 1, 2025 to May 31, 2026			
Rental Unit Address Name	% 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
410, 50 Selkirk Street	1.20%	1.20%	0.00%	0.00%	15	1.20%
502, 50 Selkirk Street	1.20%	1.20%	0.00%	0.00%	15	1.20%
506, 50 Selkirk Street	3.00%	3.00%	2.30%	2.30%	17	5.30%
00I, 50 Selkirk Street	3.00%	3.00%	2.30%	2.30%	17	5.30%
00K, 50 Selkirk Street	3.00%	3.00%	2.30%	2.30%	17	5.30%
101, 350 Mayfield Avenue	3.00%	3.00%	1.45%	1.45%	16	4.45%
103, 350 Mayfield Avenue	3.00%	3.00%	2.30%	2.30%	17	5.30%
105, 350 Mayfield Avenue	3.00%	3.00%	2.30%	2.30%	17	5.30%
106, 350 Mayfield Avenue	1.20%	1.20%	0.00%	0.00%	15	1.20%
108, 350 Mayfield Avenue	3.00%	3.00%	2.30%	2.30%	17	5.30%
109, 350 Mayfield Avenue	3.00%	3.00%	2.30%	2.30%	17	5.30%
110, 350 Mayfield Avenue	3.00%	3.00%	2.30%	2.30%	17	5.30%
114, 350 Mayfield Avenue	2.89%	2.89%	0.00%	0.00%	16	2.89%
115, 350 Mayfield Avenue	3.00%	3.00%	2.30%	2.30%	17	5.30%
202, 350 Mayfield Avenue	3.00%	3.00%	2.30%	2.30%	17	5.30%
203, 350 Mayfield Avenue	3.00%	3.00%	2.30%	2.30%	17	5.30%
206, 350 Mayfield Avenue	3.00%	3.00%	2.30%	2.30%	17	5.30%
212, 350 Mayfield Avenue	3.00%	3.00%	2.30%	2.30%	17	5.30%
304, 350 Mayfield Avenue	3.00%	3.00%	2.30%	2.30%	17	5.30%
305, 350 Mayfield Avenue	3.00%	3.00%	2.30%	2.30%	17	5.30%
306, 350 Mayfield Avenue	3.00%	3.00%	2.30%	2.30%	17	5.30%
314, 350 Mayfield Avenue	3.00%	3.00%	2.30%	2.30%	17	5.30%

For the period of: June 1, 2024 to May 31, 2025			June 1, 2025 to May 31, 2026			
Rental Unit Address Name	% 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
315, 350 Mayfield Avenue	3.00%	3.00%	2.30%	2.30%	17	5.30%
401, 350 Mayfield Avenue	3.00%	3.00%	2.30%	2.30%	17	5.30%
402, 350 Mayfield Avenue	3.00%	3.00%	2.30%	2.30%	17	5.30%
411, 350 Mayfield Avenue	3.00%	3.00%	2.30%	2.30%	17	5.30%
412, 350 Mayfield Avenue	3.00%	3.00%	2.30%	2.30%	17	5.30%
00D, 350 Mayfield Avenue	1.20%	1.20%	0.00%	0.00%	15	1.20%
00I, 350 Mayfield Avenue	3.00%	3.00%	2.30%	2.30%	17	5.30%

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.