



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-097697-23

In the matter of: 375 Bay Mills Boulevard, Toronto, Ontario, M1T 2G6

Between: Bay Mills Place c/o M&R Property Management Landlord

And

Refer to attached Schedule 2 Tenants

Bay Mills Place c/o M&R Property Management (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 5, 2026.

The following parties attended the hearing: The Landlord's representative, Paul Cappa, the Landlord's agents, Randy Daiter and Dora Zaharia, the Tenants for units 107, 205, 302, 307, 411, 412, 415, 508, 509, 515, 604, 705, 801, 803, 811, 816, 912, 1002, 1006, 1010, 1015, 1206, 1207, 1210, 1212, 1401, 1402, 1405, 1410, and the Tenant for unit 1411 who was present on behalf of units 107, 204, 304, 307, 407, 416, 508, 509, 511, 604, 608, 609, 614, 702, 714, 801, 808, 1007, 1011, 1114, 1116, 1206, 1209, 1211, 1405, 1411, 1412, and 1416.

The Certificate of Service filed by the Landlord on January 6, 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: 103, 202, 206, 207, 303, 305, 306, 308, 310, 316, 401, 402, 408, 510, 512, 607, 715, 807, 814, 902, 907, 1005, 1016, 1103, 1109, 1112, 1201, 1205, and 1215.

The Certificate of Service filed by the Landlord on January 6, 2026, indicates that some Tenants listed in the application were not served with the application and notice of hearing. The Board shall therefore amend the application by removing the Tenants as parties. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to the following Tenants: Mohammad Golizadeh.

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

Claim for Capital Expenditures:

1. The maximum rent increase above the guideline because of capital expenditures is 8.15%. This increase is for the following capital expenditures:
 - a. Parking Garage Roof Slab Restoration;
 - b. Roof Replacement; and
 - c. Lawn Sprinkler Replacement.
2. Where the Landlord's application requests an increase of 1.10% the maximum increase above the guideline for these units is 1.00%. This increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 1.27% the maximum increase above the guideline for these units is 1.00%. This increase is to be taken in the first year.
4. Where the Landlord's application requests an increase of 9.21%, the maximum increase above the guideline for these units is 8.15%. This increase is to be taken as follows: 3.00% in the first year; 3.00% in the second year; and 2.15% in the third 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 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 210 days of the date of this order.

April 10, 2026
Date Issued

Ryan Gacnik
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:

375 Bay Mills Boulevard, Toronto, Ontario, M1T 2G6

102	502	803	1101
105	504	804	1102
107	505	805	1104
201	506	806	1105
203	507	808	1106
204	508	809	1107
205	509	810	1108
208	511	811	1110
209	514	812	1111
210	515	815	1114
211	516	816	1115
212	602	901	1116
214	603	903	1202
215	604	904	1203
216	606	905	1204
301	608	906	1206
302	609	908	1207
304	610	909	1208
307	611	910	1209
309	612	911	1210
311	614	912	1211
312	615	914	1212
314	616	915	1216
315	701	916	1401
403	702	1001	1402
404	703	1002	1403
405	704	1003	1404
406	705	1004	1405
407	707	1006	1406
409	709	1007	1407
410	710	1008	1409
411	711	1009	1410
412	712	1010	1411
414	714	1011	1412
415	716	1012	1414
416	801	1014	1415
501	802	1015	1416

Schedule 2 - Tenants who are Affected by this Order:

Abrego Urbina, Maria Cicela	Chen, Jason Anthony	Guevarra, Sean Christopher
Ahmad, Nafis	Chen, Qirong	Mendoza
Akbari, Flor	Chettri, Meera	Han, Change Kuen
Akif, Shamila	Chu, Man Yau	Han, Change Kyu
Akif, Syed Danial	Clarke, Renee Nicole	Han, Jung Ja
Alam, Cheryl Marie	Contic, Christian	Han, Kil Woong
Albaba, Anbareh	Contic, Hilda	Hanf, Joyce
Alberty, Ronald	Contic, Kerry	Hardware, Teana
Aleman Rodriquez, Freddy	Cootauco, Charleston	Hatzantonis, Mary Jane
Alsisto, Alma	Carmona	Hatzantonis, Tim
Alsisto, Enya	Cootauco, Christopher	Hazim, Rebal
Andalib, Zamil	Carmona	Holder, Patricia
Anserlian, Hagop Leon	Corcoran, William	Importado, Norberto
Anthony, Gerald Alexius	Cuenco, Delinger	Isleta, Antonio
Aquino, Alexander	Cuenco, Eden	Isleta, Christian Anthony
Aquino, Leopoldo Jimenez	David, Evelyn	Iyama, Tsubasa
Arch, Michael	David, Nomer	Jaenicke, Wolfgang
Arizala, Nanette	Dempsey, Miranda	Jahangiri, Manuchehr
Armita, Karachi	Dos Santos, Iolanda	Javier, Armando
Asuncion, Benito	Drahaman, Gnei Moon	Javier, Ramona
Asuncion, Emelyn Adriano	Drahman, Mohamed Saheed	Jimenez Curiel, Juan Carlos
Awad, Walid	Tuan	Joseph, Raymond
Ayehu, Soliyana	Duenas, Emily	Joseph, Salema
Azam, Rumaiza	Elizabeth Ahmad, Jennifer	Jowairya Ghousi, Abdullah
Bartholomew, Richard	El Maalouf, Antoine	Ghousi
Batson, Shawn	Embalsado, Fe Carolyn S.	Kadir, Rukhshana
Bennett, Howard Bancroft	Enemuo, Chibuzor	King, Andrew
Benson, Hazel	Enemuo, Chinwe	Kissoon, Mala
Bhattarai, Devas	Eng, Debra J.	Knibb, Sheryl
Billings, Carole	Epler, Jasper	Kurek, Bozena
Bolen, Christopher	Epler, Sariana	Kurek, Tomaz
Bolen, Hannah	Estacio, Catherine	Lam, Cheuk-Ying Anne
Bongala, Josie Buena	Estascio, Celia	Lan, Xuewei
Borromeo, Patricia	Falak, Ahmad	La Rose, Shirley
Briscoe, Jonnel Terry Ann	Fazlullah, Khadija	Lazaro, Irvin Lloyd
Bromfield, Jevene	Fernandes, Ella	Lin, Kai Yan
Cabote, Chelsea Mae	Gale, Patricia	Lin, Xi Yi
Calias, Jheryll	Gamsawen, Kevin	Lineses, Cristopher
Callejo, Carmelita	Garcesto, Mae Hope Ledesma	Liu, Ting
Caluste, Evelyn	Gomez- Lineses, Lorylane	Liu, Yang
Caluste, Luis	Gray, Conrod Omar	Loose, Helen
Campbell, Christopher	Green, Anika	Lopez, Jamilah
Chen, Brian Anthony	Gregoire, Kymara Diana	Low, Dexter Michael
Chen, David Morris	Guanzon, Juella	Low, Lilian Madolin

MacDonald, Gail
 MacDonald, Gary
 Malolos, Melanie
 Malolos, Simplicio
 Marin Cruz, Marjourie
 Marine, Augusta
 Maristella, John
 Marquez, Audrei
 Marroquin, Felipa
 Marroquin, Karen
 Marroquin, Ruben
 Marroquin, Sheila
 Martin, Nicholas Milbrook
 Menano, Michelle
 Mercado, Sharon
 Millington, Sylma
 Mohamed Saheed, Drahman
 Mohamed Sameen, Mohamed
 Azam
 Muhajer, Diana
 Muhajer, Mohamad
 Muhammad, Fouzia Gul
 Muwanguzi, Victor
 Narasimhan, Asha
 Nega, Tegegne Abebe
 Negru, Daniel
 Nelson, Paul
 Norman, Judy
 Novello, Josie
 O'Connor, Ashlyn
 Oogarah, Chandra Shekar
 Panggat, Neilda
 Panton, Vanessa
 Par, Filipina Villegas
 Par, Jan Michael
 Par, Rey Christopher

Par, Teodoro Pecho
 Park, Eun Suk
 Park, Hwa Sook
 Patel, Niles
 Penny, Janet
 Plante, Sheldon
 Poirier, Ernest
 Poirier, Laurie
 Porter, Jessie
 Porter, Raymond
 Qureshi, Nomaan
 Rahmani, Nozhan
 Ramanathan, Narasimhan
 Ranabhat, Raj Kumar
 Rattigan, Colin
 Reza, Sharif A.
 Rice, Megan
 Riley, Joanna
 Riley, Shawn
 Rivera, Allan
 Rodriguez Jimenez, Miguel
 Saguibal, Aida
 Saguibal, James Ward
 Sarmiento, Aline
 Scafiri, Salvatore
 Sembrano, Nikki Marcos
 Senthuran, Gnanamuthu
 Shah, Nazia
 Shiri, Yashar
 Singh, Danpattie
 Singh, Maya
 Singh, Neeta Subhadra
 Singh, Nikolai
 Somawardana, Hiranthi
 Subramaniam, Vimalanathan
 Syblis-Persaud, Shanice

Tadros, Hanny
 Tait, Surinder
 Tait, Uriel
 Tamayo, Leila
 Tomlin, William G.
 Vallejo, Mary
 Vallejo, Peter
 Velasquez, Rodel
 Villablanca, Celerino D.
 Villablanca, Marissa
 Vimalanathan, Sivarajini
 Vita, Connie
 Vita, Marco
 Volpella, Dylan
 Volpella, Julia
 Walters, Yvonne Nioca
 White, Dana
 Whitney, Que-Suan
 Whittall, Diane
 Whyte, Arleen
 Whyte, Clarence
 Whyte, Samantha
 Williams, Leema L.
 Wilson, Carl
 Wilson, Hector E.
 Wilson, Kenneth
 Witmer, Manna Ruth
 Wong, Frances
 Xu, Chenyan
 Yeung, Patrick
 Yuan, Aiguo
 Zafar, Syed Akif
 Zahir, Syed Ali
 Zhang, Rui Qin
 Zulueta, Jennifer

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		Period of March 1, 2026 to February 28, 2027			
	% 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
102, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
105, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
107, 375 Bay Mills Boulevard	1.00%	1.00%	0.00%	0.00%	0.00%	0.00%	14	1.00%
201, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
203, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
204, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
205, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
208, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
209, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
210, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
211, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
212, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
214, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
215, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
216, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
301, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
302, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
304, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
307, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
309, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
311, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
312, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
314, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
315, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
403, 375 Bay Mills Boulevard	1.00%	1.00%	0.00%	0.00%	0.00%	0.00%	14	1.00%

Rental Unit Address Name	Period of March 1, 2024 to February 28, 2025		Period of March 1, 2025 to February 28, 2026		Period of March 1, 2026 to February 28, 2027			
	% 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
404, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
405, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
406, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
407, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
409, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
410, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
411, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
412, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
414, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
415, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
416, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
501, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
502, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
504, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
505, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
506, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
507, 375 Bay Mills Boulevard	1.00%	1.00%	0.00%	0.00%	0.00%	0.00%	14	1.00%
508, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
509, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
511, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
514, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
515, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
516, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
602, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
603, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
604, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
606, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
608, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
609, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
610, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
611, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
612, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
614, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%

Rental Unit Address Name	Period of March 1, 2024 to February 28, 2025		Period of March 1, 2025 to February 28, 2026		Period of March 1, 2026 to February 28, 2027		Weighted Useful Life	Total % for Cap Exp
	% 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)		
615, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
616, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
701, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
702, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
703, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
704, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
705, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
707, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
709, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
710, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
711, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
712, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
714, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
716, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
801, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
802, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
803, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
804, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
805, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
806, 375 Bay Mills Boulevard	1.00%	1.00%	0.00%	0.00%	0.00%	0.00%	14	1.00%
808, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
809, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
810, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
811, 375 Bay Mills Boulevard	1.00%	1.00%	0.00%	0.00%	0.00%	0.00%	14	1.00%
812, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
815, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
816, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
901, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
903, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
904, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
905, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
906, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
908, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%

Rental Unit Address Name	Period of March 1, 2024 to February 28, 2025		Period of March 1, 2025 to February 28, 2026		Period of March 1, 2026 to February 28, 2027			
	% 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
909, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
910, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
911, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
912, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
914, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
915, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
916, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1001, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1002, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1003, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1004, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1006, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1007, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1008, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1009, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1010, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1011, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1012, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1014, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1015, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1101, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1102, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1104, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1105, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1106, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1107, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1108, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1110, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1111, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1114, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1115, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1116, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1202, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%

Rental Unit Address Name	Period of March 1, 2024 to February 28, 2025		Period of March 1, 2025 to February 28, 2026		Period of March 1, 2026 to February 28, 2027			
	% 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
1203, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1204, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1206, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1207, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1208, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1209, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1210, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1211, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1212, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1216, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1401, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1402, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1403, 375 Bay Mills Boulevard	1.00%	1.00%	0.00%	0.00%	0.00%	0.00%	14	1.00%
1404, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1405, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1406, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1407, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1409, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1410, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1411, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1412, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1414, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1415, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%
1416, 375 Bay Mills Boulevard	3.00%	3.00%	3.00%	3.00%	2.15%	2.15%	13	8.15%

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.