



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-095624-23

In the matter of: PWH GH 51-63, Ottawa, Ontario
(Refer to attached Schedule 1)

Between: Minto Apartment LP Landlord

and

Refer to attached Schedule 2 Tenants

Minto Apartment LP (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 10, 2026.

The following parties attended the hearing: the Landlord's legal representative David Lyman, the Landlord's agent Matthew Trottier, and Tenants of units 1106 Deer Park Road, 1114 Meadowlands Drive, and 1534 Fisher Avenue.

The Certificate of Service filed by the Landlord on January 8, 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: 1446 Fisher Ave., 1486 Fisher Ave., and 1546 Fisher Ave.

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

1. The maximum rent increase above the guideline because of capital expenditures is 0.77%. This increase is for the following capital expenditures:
 - a. Water Efficient Showerheads;
 - b. Masonry and Front Step Repairs;
 - c. Exterior Light Post Replacement;
 - d. Furnace and Hot Water Tanks; and
 - e. Asphalt Repairs.
2. Where the Landlord's application requests an increase of 0.81%, the maximum increase above the guideline for these units is 0.77%. This increase is to be taken in the first year.

3. Where the Landlord's application requests an increase of 0.70%, the maximum increase above the guideline for these units is 0.67%. This increase is to be taken in the first year.
4. Where the Landlord's application requests an increase of 0.54%, the maximum increase above the guideline for these units is 0.51%. This increase is to be taken in the first year.
5. Where the Landlord's application requests an increase of 0.34%, the maximum increase above the guideline for these units is 0.32%. This increase is to be taken in the first year.
6. Where the Landlord's application requests an increase of 0.11%, the maximum increase above the guideline for these units is 0.10%. This increase is to be taken in the first year.
7. The weighted useful life for the capital expenditures is as specified on Schedule 3.
8. The first effective date of the rent increase above the guideline is 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 120 days of the date of this order.

April 10, 2026

Date Issued

Sandra Sabourin

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 2024 is 2.50%, for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

1106 Deer Park Rd, Nepean, Ontario, K2E 6G6
1107 Deer Park Rd, Nepean, Ontario, K2E 6G7
1110 Deer Park Rd, Nepean, Ontario, K2E 6G6
1111 Deer Park Rd, Nepean, Ontario, K2E 6G7
1110 Meadowlands Dr, Nepean, Ontario, K2E 7B2
1114 Meadowlands Dr, Nepean, Ontario, K2E 7B2
1434 Fisher Ave, Nepean, Ontario, K2C 1X2
1436 Fisher Ave, Nepean, Ontario, K2C 1X2
1438 Fisher Ave, Nepean, Ontario, K2C 1X2
1440 Fisher Ave, Nepean, Ontario, K2C 1X2
1442 Fisher Ave, Nepean, Ontario, K2C 1X2
1444 Fisher Ave, Nepean, Ontario, K2C 1X2
1448 Fisher Ave, Nepean, Ontario, K2C 1X2
1450 Fisher Ave, Nepean, Ontario, K2C 1X2
1452 Fisher Ave, Nepean, Ontario, K2C 1X2
1454 Fisher Ave, Nepean, Ontario, K2C 1X2
1458 Fisher Ave, Nepean, Ontario, K2C 1X2
1460 Fisher Ave, Nepean, Ontario, K2C 1X2
1462 Fisher Ave, Nepean, Ontario, K2C 1X2
1464 Fisher Ave, Nepean, Ontario, K2C 1X2
1466 Fisher Ave, Nepean, Ontario, K2C 1X2
1468 Fisher Ave, Nepean, Ontario, K2C 1X2
1470 Fisher Ave, Nepean, Ontario, K2C 3J5
1472 Fisher Ave, Nepean, Ontario, K2C 3J5
1474 Fisher Ave, Nepean, Ontario, K2C 3J5
1476 Fisher Ave, Nepean, Ontario, K2C 3J5
1478 Fisher Ave, Nepean, Ontario, K2C 3J5
1480 Fisher Ave, Nepean, Ontario, K2C 3J5
1482 Fisher Ave, Nepean, Ontario, K2C 3J5
1484 Fisher Ave, Nepean, Ontario, K2C 3J5
1488 Fisher Ave, Nepean, Ontario, K2C 3J5
1490 Fisher Ave, Nepean, Ontario, K2C 3J5
1492 Fisher Ave, Nepean, Ontario, K2C 3J5
1494 Fisher Ave, Nepean, Ontario, K2C 3J5
1496 Fisher Ave, Nepean, Ontario, K2C 3J5
1498 Fisher Ave, Nepean, Ontario, K2C 3J5
1500 Fisher Ave, Nepean, Ontario, K2C 3J5
1502 Fisher Ave, Nepean, Ontario, K2C 3J5
1504 Fisher Ave, Nepean, Ontario, K2C 3J5
1506 Fisher Ave, Nepean, Ontario, K2C 3J5
1508 Fisher Ave, Nepean, Ontario, K2C 3J5
1510 Fisher Ave, Nepean, Ontario, K2C 3J5
1512 Fisher Ave, Nepean, Ontario, K2C 3J5
1514 Fisher Ave, Nepean, Ontario, K2C 3J5

1516 Fisher Ave, Nepean, Ontario, K2C 3J5
1518 Fisher Ave, Nepean, Ontario, K2C 3J5
1522 Fisher Ave, Nepean, Ontario, K2C 3J5
1524 Fisher Ave, Nepean, Ontario, K2C 3J5
1532 Fisher Ave, Nepean, Ontario, K2C 3J6
1534 Fisher Ave, Nepean, Ontario, K2C 3J6
1536 Fisher Ave, Nepean, Ontario, K2C 3J6
1538 Fisher Ave, Nepean, Ontario, K2C 3J6
1540 Fisher Ave, Nepean, Ontario, K2C 3J6
1542 Fisher Ave, Nepean, Ontario, K2C 3J6
1544 Fisher Ave, Nepean, Ontario, K2C 3J6
1548 Fisher Ave, Nepean, Ontario, K2C 3J6
1550 Fisher Ave, Nepean, Ontario, K2C 3J6
1552 Fisher Ave, Nepean, Ontario, K2C 3J6
1554 Fisher Ave, Nepean, Ontario, K2C 3J6
1556 Fisher Ave, Nepean, Ontario, K2C 3J6
1558 Fisher Ave, Nepean, Ontario, K2C 3J6
1560 Fisher Ave, Nepean, Ontario, K2C 3J6
1562 Fisher Ave, Nepean, Ontario, K2C 3J6
1564 Fisher Ave, Nepean, Ontario, K2C 3J6
1566 Fisher Ave, Nepean, Ontario, K2C 3J6
1568 Fisher Ave, Nepean, Ontario, K2C 3J6
1570 Fisher Ave, Nepean, Ontario, K2C 3J6
35 Forest Park Ave, Nepean, Ontario, K2E 5A2
37 Forest Park Ave, Nepean, Ontario, K2E 5A2

Schedule 2 - Tenants who are Affected by this Order:

Abdullahi, Abdi	Islam, Misbahul
Affat, Fatima	Kenyon, Tracy
Al Ahmad, Mohammad Khleif	Laurijssen, Antonius
Al-Asadi, Husam	Lawford, Graham
Alawawdeh, Maher	Loyer, Shane
Al Bsharaa, Fadi	Lungu, Costel
Al-Idris, Ahmed	Maffo, Sonnya
Almortaba Khamis, Suraya	Mahdi Omar, Zahra
Al Musa, Ahmed	McEwan, Colleen
Amara, Djennat	Mohammad, Sherwan
Anna Duffoy, Marie Guyna	Morgan, Robert
Awada, Moufida	Mugirasoni, Nadine
Bertrand, Suzanne	Mumin, Derow
Bridges, Jack	Mussa Abdi, Shina
Carboni, Frank	Nedrick, Cheryl
Catudal, Anita	Nur Aden, Magala
Chavda, Prutha	O'Connell, Robert
Conboy, Eric	Olegario, Lee Anne
Dhillon, Maninder	Parm, Stephanie
Doyle, Mary	Parmar, Mansi
Drury, Derek	Patel, Romaben
Elmi, Asilli	Perez, Mary
El Mohamad, Ahmad	Raftani, Kamal
Essien, Bryan	Rahman Hyderi, Abdur
Fadila, Nema	Reshid Ahmed, Fatuma
Forget, Dianne	Schram, Frederick
Gagnier, Larissa	Shah, Kandarp
Griffith, Patricia	Shannon, Linda
Groulx, Adele	Sharif Ali, Naima
Hadzihaskic, Ermin	Shepherd, Gary
Hassan Ismail, Zuhura	Taylor, Josee
Hay, Christopher	Trowsse, Terri-Ann
Htoo, Ellna	Weagle, Joanne
Hussein Mussa, Kafia	Yanick Victor, Marie
Inegbenose, Olive	

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		Weighted Useful Life	Total % for Cap Exp
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)		
1106 Deer Park Rd	0.77%	0.77%	15	0.77%
1107 Deer Park Rd	0.77%	0.77%	15	0.77%
1110 Deer Park Rd	0.77%	0.77%	15	0.77%
1110 Meadowlands Dr	0.77%	0.77%	15	0.77%
1111 Deer Park Rd	0.77%	0.77%	15	0.77%
1114 Meadowlands Dr	0.77%	0.77%	15	0.77%
1434 Fisher Ave	0.77%	0.77%	15	0.77%
1436 Fisher Ave	0.77%	0.77%	15	0.77%
1438 Fisher Ave	0.77%	0.77%	15	0.77%
1440 Fisher Ave	0.77%	0.77%	15	0.77%
1442 Fisher Ave	0.77%	0.77%	15	0.77%
1444 Fisher Ave	0.77%	0.77%	15	0.77%
1448 Fisher Ave	0.51%	0.51%	16	0.51%
1450 Fisher Ave	0.77%	0.77%	15	0.77%
1452 Fisher Ave	0.77%	0.77%	15	0.77%
1454 Fisher Ave	0.77%	0.77%	15	0.77%
1458 Fisher Ave	0.77%	0.77%	15	0.77%
1460 Fisher Ave	0.77%	0.77%	15	0.77%
1462 Fisher Ave	0.77%	0.77%	15	0.77%
1464 Fisher Ave	0.77%	0.77%	15	0.77%
1466 Fisher Ave	0.77%	0.77%	15	0.77%
1468 Fisher Ave	0.32%	0.32%	17	0.32%
1470 Fisher Ave	0.77%	0.77%	15	0.77%
1472 Fisher Ave	0.77%	0.77%	15	0.77%
1474 Fisher Ave	0.77%	0.77%	15	0.77%
1476 Fisher Ave	0.77%	0.77%	15	0.77%
1478 Fisher Ave	0.77%	0.77%	15	0.77%

Rental Unit Address Name	Period of March 1, 2024 to February 28, 2025			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1480 Fisher Ave	0.77%	0.77%	15	0.77%
1482 Fisher Ave	0.77%	0.77%	15	0.77%
1484 Fisher Ave	0.10%	0.10%	20	0.10%
1488 Fisher Ave	0.32%	0.32%	17	0.32%
1490 Fisher Ave	0.77%	0.77%	15	0.77%
1492 Fisher Ave	0.77%	0.77%	15	0.77%
1494 Fisher Ave	0.77%	0.77%	15	0.77%
1496 Fisher Ave	0.67%	0.67%	15	0.67%
1498 Fisher Ave	0.77%	0.77%	15	0.77%
1500 Fisher Ave	0.77%	0.77%	15	0.77%
1502 Fisher Ave	0.77%	0.77%	15	0.77%
1504 Fisher Ave	0.77%	0.77%	15	0.77%
1506 Fisher Ave	0.77%	0.77%	15	0.77%
1508 Fisher Ave	0.77%	0.77%	15	0.77%
1510 Fisher Ave	0.77%	0.77%	15	0.77%
1512 Fisher Ave	0.77%	0.77%	15	0.77%
1514 Fisher Ave	0.77%	0.77%	15	0.77%
1516 Fisher Ave	0.77%	0.77%	15	0.77%
1518 Fisher Ave	0.67%	0.67%	15	0.67%
1522 Fisher Ave	0.77%	0.77%	15	0.77%
1524 Fisher Ave	0.77%	0.77%	15	0.77%
1532 Fisher Ave	0.77%	0.77%	15	0.77%
1534 Fisher Ave	0.77%	0.77%	15	0.77%
1536 Fisher Ave	0.77%	0.77%	15	0.77%
1538 Fisher Ave	0.77%	0.77%	15	0.77%
1540 Fisher Ave	0.77%	0.77%	15	0.77%
1542 Fisher Ave	0.77%	0.77%	15	0.77%
1544 Fisher Ave	0.77%	0.77%	15	0.77%
1548 Fisher Ave	0.51%	0.51%	16	0.51%
1550 Fisher Ave	0.77%	0.77%	15	0.77%
1552 Fisher Ave	0.77%	0.77%	15	0.77%
1554 Fisher Ave	0.77%	0.77%	15	0.77%
1556 Fisher Ave	0.77%	0.77%	15	0.77%
1558 Fisher Ave	0.77%	0.77%	15	0.77%
1560 Fisher Ave	0.77%	0.77%	15	0.77%

Rental Unit Address Name	Period of March 1, 2024 to February 28, 2025			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1562 Fisher Ave	0.77%	0.77%	15	0.77%
1564 Fisher Ave	0.77%	0.77%	15	0.77%
1566 Fisher Ave	0.51%	0.51%	16	0.51%
1568 Fisher Ave	0.77%	0.77%	15	0.77%
1570 Fisher Ave	0.77%	0.77%	15	0.77%
35 Forest Park Ave	0.32%	0.32%	17	0.32%
37 Forest Park Ave	0.77%	0.77%	15	0.77%

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.