



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-000541-24

In the matter of: 59 Bayshore Drive, Nepean, Ontario, K2B 7G8

Between: Ferguslea Properties Landlord

And

Refer to attached Schedule 2 Tenants

Ferguslea Properties (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 24, 2026.

The Landlord's legal representative, David Lyman and the Landlord's agents, Rida Oulhaj (Senior Project Manager) and Renee Cunningham (Community Relation Manager) attended the Case Management Hearing.

The following Tenants attended the Case Management Hearing: Vidhyasagar Mani (Unit 209) and Odet Aslanjenizeh (Unit 402).

The Certificate of Service filed by the Landlord on February 10, 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: 514 and 601.

The Landlord advised they wish to remove unit 306. The Board shall therefore amend the application by removing this rental unit. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to unit 306.

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

1. The maximum rent increase above the guideline because of capital expenditures is 4.60%. This increase is for the following capital expenditures:
 - a. Entrance and Pathway Restoration;
 - b. Backflow Preventer;

- c. Heat Exchanger Replacement;
 - d. Roof Anchors;
 - e. Corridor Renovations;
 - f. Lobby and Entrance Renovations; and
 - g. Outdoor Pool Repairs.
2. Where the Landlord's application requests an increase of 4.86%, the maximum increase above the guideline for these units is 4.60%. This increase is to be taken as follows: 3.00% in the first year and 1.60% in the second year.
 3. Where the Landlord's application requests an increase of 3.43%, the maximum increase above the guideline for these units is 3.25%. This increase is to be taken as follows: 3.00% in the first year and 0.25% in the second year.
 4. Where the Landlord's application requests an increase of 3.18%, the maximum increase above the guideline for these units is 3.01%. This increase is to be taken as follows: 3.00% in the first year and 0.01% in the second year.
 5. The weighted useful life for the capital expenditures is 15 years.
 6. The first effective date of the rent increase above the guideline is April 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 90 days of the date of this order.

April 10, 2026
Date Issued

Floredana Ungureanu
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 4 for information about the date and amount of the rent reduction.
4. The annual guideline for 2024 is 2.5%, for 2025 is 2.5% and for 2026 is 2.1%.

Schedule 1 - Units affected by this Order:

101	314	702
102	401	703
103	402	704
104	404	705
105	405	706
106	406	708
107	407	709
108	408	710
109	411	711
110	412	713
111	413	714
112	414	801
113	501	802
201	502	803
202	503	805
204	504	806
205	505	807
206	507	808
207	508	809
208	509	810
209	511	811
210	512	812
211	513	813
212	602	814
213	603	901
214	604	902
301	605	904
302	606	905
303	607	906
304	608	907
307	609	909
308	610	910
309	611	911
310	612	912
311	613	913
313	614	914

Schedule 2 - Tenants who are Affected by this Order:

Abdulrahman Abousha, Abdulrahman
Ismael
Abdulwehab, Abdulaziz Ibrahim
Abibul Rahman, Amina Saad
Adeeb, Gulalai
Ali, Shukri
Angus, Natalie
Aslanjenizeh, Odet
Avghad, Ranjeet
Ayala Salinas, Juan David
Balticalanda Nanjunda, Uthaiah
Batson, Adam
Benedict Manalang, Justin Poll
Blackman, Barbara
Bowden, Teresa
Brise, Yveline
Casselman, James
Chambers, Lilia
Chandrappa, Dhruva Kumar
Coates, Doraine
Denley, Ryland
Dhama, Prashant
El-Keurti, Fatima
Elloumi, Ridha
Elmi, Sahra
Faisal Faisal, Ali Hasan
Fakhar-Un-Nisa, Fakhar-Un-Nisa
Flavell, Nicole
Fynn, Cynthia
Geddarn Haribabu, Mahesh
Gerber, Aidan
Godara, Neha
Gopala Krishnan, Sankar
Halpenny, Debra
Hamoudi, Mohammed
Hassam Hazrati, Ghulam
Hayder, Khawlah
Haymanot, Minh
Islam, Regwanul
Ismail, Marian
Jaitly, Ashok
James, Riley
Jandir, Ravneet
Kaur, Harmandeep

Kaur, Navjit
Khaleel Al-Dulaimi, Bashar Mohammed
Krajewski, David Edward
Krupeshbhai Parikh, Shreyanshi
Kumar, Pavan Balaji
Kumar, Raghuram
Kumari, Jyoti
Lafta, Mohamad
Lema, Mihret
Louati, Jannette
Madlansacay, Roberto
Makarenko, Oksana
Mani, Vidhyasagar
Marripudi, Brahmaiah
Martel, Isabelle
Martel, Remi
Mishra, Rahul
Mohammad, Hussein
Mohanla Vaghani, Raviraj
Moneer Alshouali, Abdel Rahman
Morrison, Mike
Mousavi, Seyedali
Mutijma, Pamela
Nahra, Nohad
Najafie, Adela
Najafie, Sayed Masoud
Nicol, Isabelle
Nicolov, Alexandra
Nkiru Nduka, Anthonia
Ortiz Melo, Yordelin
Ortiz Flores, Aaxin
Paladia, Darshankumar
Patel, Chirag
Patel, Divyeshkumar
Patel, Kashyap
Patrie, Joselina L
Pawar, Shivam
Pierre Louis, Melaine
Pillai, Vishnu
Polycarpe, Bermante
Puri, Vishal
Purves, Alain
Rajwinder, Kaur
Ravichandran, Praveen

Recinos Lara, Nelson
Saad, Angela
Sam, Deuel
Samineni, Nageswar Rao
Sandhawalia, Navneet
Sharma, Aman
Sharma, Vaibhav
Sheikh, Ejaz
Shinde, Vaibhav
Takyi, Rebecca
Tewolde, Daniel

Thi Tu, Hue
Trinh, My
Ullah Baryar, Chaudhry Usman
Valasingam, Vasantha Kumari
Venguduswamy Srinivasan, Jayaram
Villeneuve, Sonya-Lee
Weedmark, Richard Dean
Wilson, June
Zaki Jaafary, Ahmad
Zhu, Miao

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is April 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 April 1, 2024 to March 31, 2025			April 1, 2025 to March 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
101, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
102, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
103, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
104, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
105, 59 Bayshore Drive	3.00%	3.00%	0.01%	0.01%	15	3.01%
106, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
107, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
108, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
109, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
110, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
111, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
112, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
113, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
201, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
202, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
204, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
205, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
206, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
207, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
208, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
209, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
210, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
211, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
212, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
213, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
214, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
301, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
302, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%

For the period April 1, 2024 to March 31, 2025			April 1, 2025 to March 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
303, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
304, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
307, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
308, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
309, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
310, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
311, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
313, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
314, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
401, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
402, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
404, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
405, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
406, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
407, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
408, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
411, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
412, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
413, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
414, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
501, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
502, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
503, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
504, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
505, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
507, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
508, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
509, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
511, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
512, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
513, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
602, 59 Bayshore Drive	3.00%	3.00%	0.25%	0.25%	15	3.25%
603, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
604, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%

For the period April 1, 2024 to March 31, 2025			April 1, 2025 to March 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
605, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
606, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
607, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
608, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
609, 59 Bayshore Drive	3.00%	3.00%	0.01%	0.01%	15	3.01%
610, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
611, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
612, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
613, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
614, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
702, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
703, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
704, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
705, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
706, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
708, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
709, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
710, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
711, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
713, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
714, 59 Bayshore Drive	3.00%	3.00%	0.01%	0.01%	15	3.01%
801, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
802, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
803, 59 Bayshore Drive	3.00%	3.00%	0.25%	0.25%	15	3.25%
805, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
806, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
807, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
808, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
809, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
810, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
811, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
812, 59 Bayshore Drive	3.00%	3.00%	0.25%	0.25%	15	3.25%
813, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
814, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%

For the period April 1, 2024 to March 31, 2025			April 1, 2025 to March 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
901, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
902, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
904, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
905, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
906, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
907, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
909, 59 Bayshore Drive	3.00%	3.00%	0.01%	0.01%	15	3.01%
910, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
911, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
912, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
913, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%
914, 59 Bayshore Drive	3.00%	3.00%	1.60%	1.60%	15	4.60%

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.