



## **Order under Section 126 Residential Tenancies Act, 2006**

**File Number:** LTB-L-022915-24

**In the matter of:** 494 Queenston Road, Hamilton, Ontario, L8K 1J5

**Between:** Homestead Land Holdings Limited Landlord

**And**

Refer to attached Schedule 2 Tenants

Homestead Land Holdings Limited (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 January 27, 2026.

The following parties attended the hearing:

Landlord Parties: Crystal Sankey (Landlord's legal representative), Oxana Dovbyshchuk (Landlord's employee) and Fatima Shahzad (Ms. Sankey's associate).

Tenant Parties: Robert Henderson (212), Christine Zimmerman (213), Milka Mirkovic and Lily Mirkovic (305), Mary Mitic (401), Sandra Roberts (405), Kaaren Barker (408), Gerald Wells (410), Paula Crisp (506), Terence Bird (508), Randy Sloat (512), Chirag Arvindkumar Antala (611), Lana Start (613), Jamie Russel (614), Ashley Wilson (Lawyer for Tenant in 614), Michele Elaine Crouse (702), Judy Wylie (712).

By way of email dated January 27, 2026, the Landlord's legal representative confirmed that some rental units listed in the application were not served with the application and notice of hearing and the Landlord agreed to remove these rental units from the application. 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: 207, 306, 403, 412, 507, 514, 704 and 713.

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

1. The maximum rent increase above the guideline because of capital expenditures is 6.25 %. This increase is for the following capital expenditures:

- a. EIFS Cladding & Overcladding;
  - b. Door Replacement & Awning Installation; and
  - c. Main Water Line Repairs.
2. Where the Landlord's application requests an increase of 6.97%, the maximum increase above the guideline for these units is 6.25%. This increase is to be taken as follows: 3.00% in the first year; 3.00% in the second year; and 0.25% in the third year.
3. Where the Landlord's application requests an increase of 0.36%, the maximum increase above the guideline for these units is 0.32%. This increase is to be taken in the first year.
4. The weighted useful life for the capital expenditures is 20 years.
5. The first effective date of the rent increase above the guideline is July 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 13, 2026**

**Date Issued**

15 Grosvenor Street, Ground Floor  
Toronto ON M7A 2G6

**Diego Fernandez-Stoll**

Dispute Resolution Officer, Landlord and Tenant Board

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:**

|      |      |
|------|------|
| 0101 | 0501 |
| 0201 | 0502 |
| 0202 | 0503 |
| 0203 | 0504 |
| 0204 | 0505 |
| 0205 | 0506 |
| 0206 | 0508 |
| 0208 | 0509 |
| 0209 | 0510 |
| 0210 | 0511 |
| 0211 | 0512 |
| 0212 | 0513 |
| 0213 | 0601 |
| 0214 | 0602 |
| 0301 | 0603 |
| 0302 | 0604 |
| 0303 | 0605 |
| 0304 | 0606 |
| 0305 | 0607 |
| 0307 | 0608 |
| 0308 | 0609 |
| 0309 | 0610 |
| 0310 | 0611 |
| 0311 | 0612 |
| 0312 | 0613 |
| 0313 | 0614 |
| 0314 | 0701 |
| 0401 | 0702 |
| 0402 | 0703 |
| 0404 | 0705 |
| 0405 | 0706 |
| 0406 | 0707 |
| 0407 | 0708 |
| 0408 | 0709 |
| 0409 | 0710 |
| 0410 | 0711 |
| 0411 | 0712 |
| 0413 | 0714 |
| 0414 |      |

**Schedule 2 - Tenants who are Affected by this Order:**

Anger, Debra  
Antala, Chirag Arvindkumar  
Barker, Kaaren  
Beatson, John  
Bejnar, Margaret  
Bekic, Dragoljub  
Bekic, Jadranka  
Bevan, Delores  
Bird, Terence  
Bolus, Antonio  
Bradburn, Audrey K  
Brunner, Beverley  
Cahill, Candice  
Cayuga, Amanda  
Chen, Adrienne  
Chen, Cameron  
Christmas, Latifah  
Cripps, Anne  
Crisp, Paula  
Crouse, Michele Elaine  
Currie, Beverley  
Doherty, Carol  
Dorego, Maria  
Dowsett, William  
Dupuis, Linda  
Dzierwa, Donna  
Evrard, Marc  
Farkas, Arpod  
Fazzari, Pasquale  
Fuller, Olga  
Gagnon, Frances  
Gallagher, George  
Goncalves, Mariane  
Goodwin, Janice  
Green, Jason  
Greeniaus, Andrew  
Hamilton, Wayne  
Harper, Jesse  
Henderson, Robert  
Hickey, Linda  
Hollis, Joyce  
Hounsell, Paul  
Indovina, Domenic  
Indovina, Julie-Anne  
Ireson Chartra, Jennifer

Ivosev, Sladjana  
Ivosev, Tamara  
Jalloh, Isatu  
Kindswater, Michael  
Lawrence, Janaisha  
Matyambizi, Augustine  
Mccamon, Samantha  
Mccormick, Nicole  
Miller, Deb  
Miller, Matthew  
Mirkovic, Lily  
Mirkovic, Milka  
Miski, Karen  
Mitic, Mary R  
Morrison, Evelyn  
Munjoma, Perkins  
Munjoma, Tapuina  
Nobert, Mitch  
Parker, Cheryl  
Pritchard, Fredrick  
Redhead, Sherry  
Roberts, Sandra  
Russel, Jamie  
Russel, John W  
Sicurella, Michael  
Sloat, Randy  
Start, Lana  
Strickland, Maggie  
Suirsts, Dinah  
Sweeney, Elizabeth  
Timbo, Ibrahim  
Verlaan, Ingeborg  
Wayne, Jean  
Webster, Deborah  
Weirauch, Kathy  
Weirauch, Walter  
Wells, Gerald  
Wells, Rose  
Whittaker, Michael  
Willet, Shelby  
Willis, Jackson Westoby  
Wojtania, Robert  
Wylie, Judy  
Yong, Christopher  
Zimmerman, Christine

**Schedule 3 - Ordered Rent Increase Above the Guideline****First Effective Date of Rent Increase in this Order is July 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 July 1, 2024 to June 30, 2025 |                            |                                     | July 1, 2025 to June 30, 2026 |                                     | July 1, 2026 to June 30, 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 |
| 0101, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0201, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0202, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0203, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0204, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0205, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0206, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0208, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0209, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0210, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0211, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0212, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0213, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0214, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0301, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0302, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0303, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0304, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |

| For the period July 1, 2024 to June 30, 2025 |                            |                                     | July 1, 2025 to June 30, 2026 |                                     | July 1, 2026 to June 30, 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 |
| 0305, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0307, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0308, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0309, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0310, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0311, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0312, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0313, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0314, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0401, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0402, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0404, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0405, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0406, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0407, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0408, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0409, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0410, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0411, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0413, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0414, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0501, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0502, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |

| For the period July 1, 2024 to June 30, 2025 |                            |                                     | July 1, 2025 to June 30, 2026 |                                     | July 1, 2026 to June 30, 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 |
| 0503, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0504, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0505, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0506, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0508, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0509, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0510, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0511, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0512, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0513, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0601, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0602, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0603, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0604, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0605, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0606, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0607, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0608, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0609, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0610, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0611, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0612, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0613, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |

| For the period July 1, 2024 to June 30, 2025 |                            |                                     | July 1, 2025 to June 30, 2026 |                                     | July 1, 2026 to June 30, 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 |
| 0614, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0701, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0702, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0703, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0705, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0706, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0707, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0708, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0709, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0710, 494 Queenston Road                     | 0.32%                      | 0.32%                               | 0.00%                         | 0.00%                               | 0.00%                         | 0.00%                               | 20                   | 0.32%               |
| 0711, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0712, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |
| 0714, 494 Queenston Road                     | 3.00%                      | 3.00%                               | 3.00%                         | 3.00%                               | 0.25%                         | 0.25%                               | 20                   | 6.25%               |

## **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.