



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-097600-23

In the matter of: 1177 Bloor Street East, Mississauga, Ontario, L4Y 2N9

Between: Applewood On The Park Holdings Inc. Landlord
c/o Quadreal Residential Properties G.P. Inc

And

Refer to attached Schedule 2 Tenants

Applewood On The Park Holdings Inc. c/o Quadreal Residential Properties G.P. 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 February 24, 2026.

The following parties attended the hearing on behalf Landlord: Ms. Patty Duwyn as representative, Landlord agents, Ms. Situ; Ms. Wang.

The following Tenants attended the hearing: Units 110,112, 202, 204, 207, 210, 212, 214, 215, 307, 309, 400, 404, 409, 417, 502, 514, 608, 711, 803, 807, 812, 814, 908, 917, 1003,1105,1109 and1110. Nancy Calvalcante, unit 400, acted as Tenant representative for the following units: 207, 210, 307, 309, 409, 417, 601, 608, 711, 803, 807, 910, 917, 1003, and 1110. The Tenants in units 204 and 908 were non responsive during the CMH and were removed from the CMH.

The Certificate of Service filed by the Landlord on January 19, 2026, indicates that some 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 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: 102,107,111,114,117, 201, 208, 215, 301, 304, 306, 312, 403, 405, 408, 412, 415, 501, 602, 702, 704, 708, 709, 712, 800, 805, 810, 815, 907,1001,1004,1005,1104,1106,1114.

The Certificate of Service filed by the Landlord on January 19, 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 these Tenants. 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: Shirley Calhoun, Steve Starcevic, Maryanna Tott, Amira Ali, and Ronald Covert.

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

1. The maximum allowable increase above the guideline because of capital expenditures is 2.25%, 3.15% and 8.00%. This increase is for the following capital expenditures:
 - a. Parking Garage repair;
 - b. Roof replacement;
 - c. Elevator modernization.
2. Where the Landlords application request an increase of 8.74%, the maximum increase above the guideline for these units is reduced to 8.00%. This increase to be taken as follows: 3.00% in the first year, 3.00% in the second year and 2.00% in the third year.
3. Where the Landlords application request an increase of 3.15%, the maximum increase above the guideline will remain set at 3.15%. This increase to be taken as 3.00% in the first year and 0.15% in the second year. This percentage effects 4 Tenants in the complex.
4. Where the Landlords application request an increase of 2.25%, the maximum increase above the guideline remains set at 2.25%. This increase to be taken in the first year. There are no Tenants set at this percentage.
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 is March 1, 2024.
7. The reconciliation period is set at 6 months from the date of issuance.

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 183 days of the date of this order.

April 13, 2026
Date Issued

Suzy Franklyn
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:

1177 Bloor Street East, Mississauga, Ontario, L4Y 2N9

100	503	807
104	504	808
106	505	811
108	506	812
109	507	814
110	508	901
112	509	902
115	510	903
202	511	904
204	512	905
205	514	906
206	515	908
207	517	909
209	600	910
210	601	911
211	603	912
212	605	915
214	606	917
217	607	1000
300	608	1002
302	609	1003
303	610	1006
307	611	1007
308	614	1008
309	615	1009
311	617	1010
314	700	1011
315	701	1012
317	703	1015
400	706	1017
401	707	1101
402	710	1102
404	711	1103
406	714	1105
407	715	1109
409	717	1110
410	801	1111
411	802	1112
417	803	1117
500	804	
502	806	

Schedule 2 - Tenants who are Affected by this Order:

Almeida, Danny	Gayle, Phyllis	Pearce, Lynda
Amuegbunem, Winifred	Giannini, Marcus	Peric, Zarko
Badger, David	Givans, Whitney Shasa Lee	Pham, Tam
Badger, Theresa	Gorham, Andrew	Pickering, Robert
Baldowski, Alicia	Gray, Elizabeth	Potter, Kathleen
Baldwin, Donna	Griffiths, Sandra	Prioriello, Pietro
Bargan, Enrique	Guillen, Elias Barroeta	Ramirez, Lynn
Baxter, William	Guzman, Emily	Ramirez, Pablita
Beaton, Francis	Ham, Clarence	Ramirez, Ramir
Beattie, Chris	Hrynchyshyn, Ivanna	Reid, Airen
Benoit, Karen	Jackson, Doreen	Riccardi, Jennifer
Bernard, Anthony	Janjua, Sabiha	Riess, Roxanne
Bogie, Edward	Kaschenko, Kyril	Roberts, Jessica
Bradley, Elizabeth	Keller, Sandra	Rocheleau, Dave
Calhoun, Janet	Kertcher, Kathleen	Rozario, Rebecca
Campbell, Christopher	Khawja, Alexander	Ruiz, De Merlo Maria
Campbell, Marsha	Kirk, Sheila	Sabbione, Sergio
Cappelletti, Debbie	Kornegay, Yahshua	Sage, Alexandra
Caselle, Filomena	Lah, Leedine	Sage, Scott
Cavalcante, Nancy	Lah, Shannon	Salidzik, Hajrudin
Chamanadjian, Antonello	Leather, William	Saunders, Margaret Carolyn
Collins, Nancy	Leduc, Arthur	Seligman, Joy
Corlett, Jane	Leduc, Judith	Seng, David
Covert, Beverley	Leprich, Linda C	Seshachalam, Shalini
Curkan, Babra	Lozada, Jay Lord	Sexton, Norma
Danisch, Wilfred	Luty, Ann	Sexton, Paul
Davydova, Viktoriia	Lynn, Pallotta Christina	Sexton, Tracy
Deocampo, Silvia Alganaraz	Macleod, Blair	Sherwood, Chanelle
Diaz, Andres Correa	Magat, Jenifer	Silva, Alexis
Dilella, Michael	Manery, Donna	Sittol, Jascinth
Directo, Estela	Manery, Ken	Sparling, Carol
Dolinsky, Orest	Mason, Nancy	Starcevic, Anna
Dombrowska, Dominik	Mauricette, Nancy	Steel, John
Dombrowska, Irena	Mielen, Frances	Summers, Norma
Dorothy, Macleod	Mohamed, Saib	Swaby, Jennifer
Douglass, Michael	Mundley, Carol	Swaby, Raymond
Fallis, Dianne	Obusan, Alvin	Szczesny, Tadeusz
Farhadiyousefabad, Saeed	Obusan, Josefina	Talic, Rasiha
Farrell, Agnes	Obusan, Marjorie	Talic, Tahira
Fok, Roman	Olaer, Josefina	Thirugnanam, Vijay
Ford, Lianne	O'Neill, Kevin	Thomas, Arthur
Gallant, Carol	Oreilly, Mary	Thomas, Nancy
Gallant, Peter	Pallotta, Micheal	Thompson, Maria
Gayle, Harold	Pearce, James	Timar, Adrienne

Torres, Flordeliza
Torres, Ramon A.
Tran, Khai
Trask, Deborah
Underhill, Blake
Valentine, Janis
Victoria, Bargan Maria
Virgilio, Donny
Virgilio, Tammy

Volkonovych, Denys
Volkonovych, Sofiia
Ward, Marie
Wenzel, Karen
Whelen, Jeffrey
Whitehead, Duncan
Whitney, Geordie
Whitney, Joan
Wickham, Carol

Wilmot, Sean
Yarmal, Obaidullah
Yates, John
Zach, Monika
Zimmerman, Carol
Zivkovic, Jelena
Zubair, Alez
Zubyk, Eugenia

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
100, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
104, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
106, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
108, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
109, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
110, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
112, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
115, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
202, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
204, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
205, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
206, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
207, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
209, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
210, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
211, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
212, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
214, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
217, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
300, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
302, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
303, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
307, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
308, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
309, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%

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
311, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
314, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
315, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
317, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
400, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
401, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
402, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
404, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
406, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
407, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
409, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
410, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
411, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
417, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
500, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
502, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
503, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
504, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
505, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
506, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
507, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
508, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
509, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
510, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
511, 1177 Bloor Street East	3.00%	3.00%	0.15%	0.15%	0.00%	0.00%	19	3.15%
512, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
514, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
515, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
517, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
600, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
601, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
603, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
605, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%

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
606, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
607, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
608, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
609, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
610, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
611, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
614, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
615, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
617, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
700, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
701, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
703, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
706, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
707, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
710, 1177 Bloor Street East	3.00%	3.00%	0.15%	0.15%	0.00%	0.00%	19	3.15%
711, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
714, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
715, 1177 Bloor Street East	3.00%	3.00%	0.15%	0.15%	0.00%	0.00%	19	3.15%
717, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
801, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
802, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
803, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
804, 1177 Bloor Street East	3.00%	3.00%	0.15%	0.15%	0.00%	0.00%	19	3.15%
806, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
807, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
808, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
811, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
812, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
814, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
901, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
902, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
903, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
904, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%

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
905, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
906, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
908, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
909, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
910, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
911, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
912, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
915, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
917, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
1000, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
1002, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
1003, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
1006, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
1007, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
1008, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
1009, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
1010, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
1011, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
1012, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
1015, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
1017, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
1101, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
1102, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
1103, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
1105, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
1109, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
1110, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
1111, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
1112, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%
1117, 1177 Bloor Street East	3.00%	3.00%	3.00%	3.00%	2.00%	2.00%	15	8.00%

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.