



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-066952-23

In the matter of: 1 Bonner Street, Nepean, Ontario, K2H 7S9

Between: Parkbridge Lifestyle Communities Inc Landlord

And

Refer to attached Schedule 2 Tenants

Parkbridge Lifestyle Communities 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 January 26, 2026.

Paul Cappa appeared as the Landlord's legal representative.

Jason Wakem and Rachel Perry appeared as agents for the Landlord

The Tenants from the following units were either present or represented at the hearing:
Bonner St – 7; **Eastgate Ave** – 17; **Empire Ave** – 14; **Pacific Ave** – 16; **Panama Ave** – 14; **Vanier Rd** – 3, 15, 31, 40, 42 and 44.

The Certificate of Service filed by the Landlord on December 29, 2025, 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:

Ash Street – 6, 14, 22 (Jessee Draper), 38 and 44;

Dell Avenue – 6;

Eastgate Avenue – 3 and 13 (Joanne Hebert);

Empire Avenue – 1, 4, and 12 (Sean Lennox);

Pacific Avenue - 12;

Panama Avenue – 9, 12, 16 (Colin Watson), 20 and 23;

Redfern Avenue – 2, 5, 6, 8 and 18;

Tracy Avenue – 5 (Maureen Crepin), 13 (Tyler Lethbridge) and 17; and

Vanier Road – 12, 25, 33, 35 and 37.

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

1. The maximum rent increase above the guideline because of capital expenditures is 2.00%. This increase is for the following capital expenditures:
 - a. Waterline Replacement;
 - b. Overhead Hydro Line Replacement;
 - c. Hydro Breaker Replacement; and
 - d. Hydro Upgrade – Phase 6.
2. Where the Landlord's application requests an increase of 2.05%, 2.07% and 2.38%, the maximum increase above the guideline for these units is 2.00%. This increase is to be taken in the first year.
3. The weighted useful life for the capital expenditures is 20 years.
4. The first effective date of the rent increase above the guideline is December 1, 2023.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 2.00% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken as follows:
 - a. The Landlord may increase the rents charged by 2.00% within the time period of December 1, 2023, to November 30, 2024.
3. The percentage increase set out in paragraph 1 may be taken in addition to the annual guideline in effect on the increase date for the unit.
4. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 180 days of the date of this order.

April 13, 2026
Date Issued

Andrew Rowell

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 3 for information about the date and amount of the rent reduction.
4. The annual guideline for 2023 is 2.5% and for 2024 is 2.5%.

Schedule 1 - Units affected by this Order:

Ash Street, Nepean, Ontario, K2H 7S3

2	8	12	18	22	28	32	36
4	10	16	20	26	30	34	

Ash Street, Nepean, Ontario, K2H 7S4

21

Ash Street, Nepean, Ontario, K2H 7S5

25

Ash Street, Nepean, Ontario, K2H 7S6

42	46	48	50
----	----	----	----

Bonner Street, Nepean, Ontario, K2H 7S7

2

Bonner Street, Nepean, Ontario, K2H 7S8

6

Bonner Street, Nepean, Ontario, K2H 7S9

7	13	23	27	31
9	21	25	29	

Dell Avenue, Nepean, Ontario, K2H 7R4

1	5	9	13	17
3	7	11	15	19

Dell Avenue, Nepean, Ontario, K2H 7R5

2	8	12	16	20
4	10	14	18	

Eastgate Avenue, Nepean, Ontario, K2H 7S1

14	16	18	20	22	24
----	----	----	----	----	----

Eastgate Avenue, Nepean, Ontario, K2H 7S2

1	7	11	15	19	23
5	9	13	17	21	

Empire Avenue, Nepean, Ontario, K2H 7R6

2	6	10	14	18
5	8	12	16	20

Empire Avenue, Nepean, Ontario, K2H 7R7

3	7	9	11	13	15	17	19
---	---	---	----	----	----	----	----

Pacific Avenue, Nepean, Ontario, K2H 7P9

4	8	14	18	22
6	10	16	20	

Pacific Avenue, Nepean, Ontario, K2H 7R1

1	5	9	15	19
3	7	11	17	

Panama Avenue, Nepean, Ontario, K2H 7R2

4	6	8	10	14	16	18	22
---	---	---	----	----	----	----	----

Panama Avenue, Nepean, Ontario, K2H 7R3

1	5	11	15	19
3	7	13	17	21

Redfern Avenue, Nepean, Ontario, K2H 7R8

4	10	12	16	20
---	----	----	----	----

Redfern Avenue, Nepean, Ontario, K2H 7R9

1	7	11	14	17
3	9	13	15	19

Tracy Avenue, Nepean, Ontario, K2H 7P7

2	8	12	16	20
6	10	14	18	22

Tracy Avenue, Nepean, Ontario, K2H 7P8

1	5	9	13	19
3	7	11	15	

Vanier Road, Nepean, Ontario, K2H 7P3

4	8	14	18	22
6	10	16	20	24

Vanier Road, Nepean, Ontario, K2H 7P4

1	5	9	13	17	21
3	7	11	15	19	23

Vanier Road, Nepean, Ontario, K2H 7P5

26	34	42	50	58	66	74
28	36	44	52	60	68	76
30	38	46	54	62	70	
32	40	48	56	64	72	

Vanier Road, Nepean, Ontario, K2H 7P6

27	39	45	49	53	57	61	65
31	43	47	51	55	59	63	

Webb Street, Nepean, Ontario, K2H 7T2

18	20
----	----

Schedule 2 - Tenants who are Affected by this Order:

Allen, Chris	Card, Neil	Dubeau, Marcel
Amyot, Julie	Card, Patricia	Dubeau, Nancy
Ann Dart, Betty	Charbonneau, Pierre	Dudek, Christopher
Artelle, Edmond	Charron, Eric	Duncan, Steven
Aylesworth, Eleanor	Cloud, Patricia	Dunn, Jeffery
Baker, Larry	Cooper, Eric	Edwards, Donna
Barkhouse, Raymond	Cooper, Gary	Ellis, Allan
Barnard, Carol	Cooper, Mavis	Ellis, Estate of Carolyn
Beare, Irvin	Corkin, Henry	Eriksen, Sharon
Belanger, Shawn	Corkin, Philip	Fairhead, David
Bennett, David	Cornell, Joanne	Fairhead, Heather
Bergeron, David	Cote, Denis	Fitzgibbon, Larry
Bernard, Alain	Courrier, Bonnie	Fitzgibbon, Valerie
Berry, Susan	Cousins, Barbara	Forster, Wendy
Berthiaume, Louise	Crepin, James	Fraser, Brenda
Bertin, estate of Isaac	Cumming, Victoria	Gagne, Frazer
Billings, Joyce	Cunningham, Carmel	Gagne, Gail
Bissell, Bruce	Dagenais, Julie	Gagnon, Joseph
Bolton, Edward	Dallaire, Jayson	Gagnon, Rosina
Bolton, Keith	Daly, Carl	Galarneau (husband), Thomas
Bolton, Mavis	Daly, Claire	Garlough, Joel
Boston, Dale Gordon William	Daly, Donna	Garlough, Lee
Boswell, Horace	Daly, Olive	Gauley, Carol
Box, Julie	Daly, Regina	Gauley, Taryn
Box, Steven	Davies, Jennifer	Geoffrion, Jason
Bray, Derrick	Davies, Shawn	Gilchrist, Robert
Brazeau, Debra	Day, Julie	Giraldeau, Steven
Brett, Donald	Day, Roger	Giroux, Judith
Brideau, Nancy	Deacon, Gord	Gogo-brown, Susan
Brown, Doug	Deaves, Marjorie	Gonzalez, Celina
Budd, Ronald	Deaves, Robert	Gonzelez, Celina
Budge, Michael	Deecker, Dorothy	Gourgou, Patti
Buie, Anne	Delarge, Leanne	Gow, Chris
Bulloch, Tom	Delarge, Peter	Gow, David
Burden, Tammy	Dell'oso, Angelina	Gowanlock, Robert
Cabatuan, Evangeline	Delorey, Jean	Granata, Carol
Campbell, Andrea	Dervin, Carl	Granata, John
Campbell, Brian	Deschamps, Rene	Greene, Diana
Campbell, Brian	Desormeaux, Brigitte	Greene, Patrick
Campbell, Dwayne	Desormeaux, Manuel	Guzun, Iurie
Campbell, Lynda	DeVries, Elizabeth	Harkness, Robert
Campbell, Lynda	Dolan, Debra	Harper, Laurina
Caparroz, Fernando	Douma, Sharon	Harriet-Dervin, Lynn
	Draper, James	

Hartley, Christina
Heagle, Kyle
Heagle, Laura
Healy, Michael
Healy, Michael J
Healy, Nancy
Hein, Melbourne
Henry, Laurie
Henry, Stephen
Hicks, Connie
Hicks, Thomas
Horvath, France
Horvath, John
Howell, Dean
Howell, Jan
Hudon, Mavis
Hymore, Ebow
Hymore, Florence
Jamael, Robert
Jamael, Susan
Jay, Patricia
Jeffrey, Daniel
Jones, Matthew
Jones, Seanna
Jones, William
Julien, Pascal
Kendall, Bradford
Kilmartin, Deborah
King, Estate of Nancy
Kingsberry, Frank
Kingsberry, Jacques
Kingsberry, Jason
Kingsberry, Magdalena
Kingsberry, Pierrette
Kozolanka, Nikolai
Lacourse, Linda
Laframboise, Julia
Laframboise, Roger
Laird, Robert
Lapensee, Sylvain
Larabie, Janet
Larabie, Ronald
Larocque, Carole
Larocque, Denis
Larose, Brandon
Larose, Joyce

Latreille, Harvey
Latreille, Julie
Lavallee, David
La-Vecchia, Lina
Lavergne, Tony
Law, Tony
Leafloor, Kerry
Lebel, Marc
Lee, James
Lee, Linda
Legroulx, Ysabel
Lennox, Evelyn
LePage, Irene
Libbey, Janet
Lindy, Nicolette
MacDonald, Allison
MacDonald, Michelle
MacDonald, Thea
MacIntosh, Linda
MacRae, Jane
Malette, Francois
Malette, Lynda
Marchand, Darren
Marshall, John
Martin, Roger
May, Donna
McArdle, Stephen
McCaffrey, Irwin
McKay, Karen
McKay, Steven
McKenzie, Bonnie
McKenzie, Timothy
McKinley, Christine
McKinley, John
McLeod, Simonne
McNeil, Hugh John
McNeil, Susan
Meehan, Glenn
Meehan, Mary
Meloche, Diane
Menard, Daniel
Miller, Gisele
Miller, Linda
Mills, Monique
Mills, William
Milner, Diana

Milner, William
Mischuk, Deborah
Moloughney, Shawn
Moore, Barbara
Moore, Estate of Albert
Morand, Edward
Mulhull, Kelly
Murphy, Erin
Murray, Nancy
Murray, Ross
Myles, David
Nibbs, Brianna
O'Brien, Carolyn
Oastler, Nancy
Oldland, Kelsey
Orlik, Mark
Ouellette, Julie
Parent, Sharyn
Parkinson, Marion
Perron, Robert
Peterson, Brian
Peterson, Judy
Peterson, Kelly
Prairie, Susan
Prudhomme, Bernard
Pugh, Chris
Rae, Leslie
Ratayczak, Andreas
Reaney, Carol
Redway, Sylvia
Renaud, Danielle
Renaud, Jeffrey
Riel-Legroulx, Jaydenna
Riley, Jonathan
Roberge, Jessica
Roberts, Laurie
Robillard, Suzanne
Rose, Carole
Ross, John
Rowland, Jesse
Roy, Sharon
Ruff, Kennedy
Santamaria, Angelo
Santawirya, Ekirina
Saumur, Marc
Sharp, Peter

Sharp, William
Sharpe, Donald
Sharpe, Lucie
Shimotakahara, Kevin
Sinn, Philip
Sirois, Bertrand
Skinner, Sharron
Slemko, Deborah
Smith, Shawn
Starkey, Arthur
Stewart, Wendy
Stiles, Lucas
Stratton, Pamela
Taillon, Shawn
Tait, Catherine
Tander, Stephen
Tander, Valerie
Taylor, John

Temple, Suzanne
Therrien, Robert
Timmons, Alexandra
Timothy, Francine
Todd, Bonnie
Todd, Patrick
Trahan, Patrick
Turner, Charlene
Turner, Gail
Turner, Jennifer
Tutchings, Bruce
Tysick, Corinna
Usher, Michael
Usher, Stephen
Van Der Starren, Nadine
Vilandre, Lois
Villeneuve, Lynn
Vinette, Louis

Vinette, Shirley
Voyer, Laurie
Waite, Geoff
Warnock, Marguerite
Watson, Barbara
Watson, Michael
Welton, Brian
White, Shane
Wiggins, Mona
Williams, Peggy
Williams, Robert
Wills, Cathy
Winter, Camille
Wynn, Darlene
Wynn, Donald
Yaegashi, Eri

Schedule 3 - 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 2023 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 the order).

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 2023 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 the order).

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.