



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-017196-24

In the matter of: 171 O'Connor Street, Ottawa, ON, K2P 1T4

Between: The Imperial Apartments Landlord

And

Refer to attached Schedule 2 Tenants

The Imperial Apartments (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 March 4, 2026.

The following parties attended the hearing: The Landlord's Representative, David Lyman, the Landlord's Agents, Heather Andre and Alexandra Poliquin, and the Tenants, Douglas Sigurdson, Brianne Treash, Connor Johnston, Lawrence Savitsky, Marie Poulin, Matthew-Robert Irvine, Candice Bryans, Robert Sean Michael, Srushti Virdhe, Jason Luck, John McGrath, Scott Weaver, Véronique Lefebvre, Sophie Chochla, Natalie Fong, Ronald Kaiser, and Alyson Madden.

The Tenant, Berhane Embaye Zerat, unit 608 has been severed from this application on consent of the parties. As a result, this consent order is not binding on unit 608.

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

1. The maximum rent increase above the guideline because of capital expenditures is 6.00%. This increase is for the following capital expenditures:
 - a. Balcony Repairs;
 - b. Fire Alarm Audibility Upgrade; and
 - c. Access Control and Security Camera Upgrades.
2. Where the Landlord's application requests an increase of 6.23%, the maximum increase above the guideline for these units is 6.00%. This increase is to be taken as follows: 3.00% in the first year; and 3.00% in the second year.

3. Where the Landlord's application requests an increase of 6.00%, the maximum increase above the guideline for these units is 5.78%. This increase is to be taken as follows: 3.00% in the first year; and 2.78% in the second year.
4. Where the Landlord's application requests an increase of 4.93%, the maximum increase above the guideline for these units is 4.75%. This increase is to be taken as follows: 3.00% in the first year; and 1.75% in the second year.
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 June 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 13, 2026

Date Issued

Christine Leitch

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	317	517	802
102	318	518	803
103	319	519	804
104	402	601	805
105	403	602	806
107	404	603	808
108	405	604	809
109	406	605	810
204	407	607	811
205	408	610	812
207	409	611	813
209	410	612	814
210	411	613	815
211	412	614	818
212	413	616	819
213	415	617	901
214	416	618	902
216	417	701	903
217	418	702	904
218	419	703	906
219	501	704	908
301	502	705	909
303	503	707	910
304	504	708	911
305	505	710	912
306	506	711	913
307	507	712	914
308	508	713	915
309	509	714	916
310	510	715	917
311	511	716	918
312	512	717	919
313	513	718	
315	514	719	
316	516	801	

Schedule 2 - Tenants who are Affected by this Order:

Abagis, John	Ghofrani, Rayehe
Abou Antoun, Rabih	Gowan, Hayden
Alexandru Pavel, Petru	Gravel, Lucille
Allain, Monique	Grisdale, Mildred
Allen, Wayne	Habib, Talal
Aske, Sherry	Haller, Martina
Badiel, Jennifer	Heeley, William
Baron, Justine	Heenan, Aretha
Benoit, Maxim	Hickey, Grant
Bougoffa, Mouhyddine	Humphrey, Jamie
Bou Khalil, Gisele	Huynh, Paul
Bourque, Simon	Hwang, Il Kun
Brockmeier, Alexandra	Hyun, Choongsam
Bruce, Jeremy	Irvine, Matthew-Robert
Bryans, Candice	Johnston, Connor
Budden, Elodie	Kaiser, Ronald
Buist, Andrew	Kang, Gi-Ah
Bureau, Alain	Kaprielian-Seferian, Zoie
Burgess, Cindy	Kara Kehler, Ariann
Cerisano, Connor	Khanlarian, Misagh
Chai, Christopher	Kidd, Lisa
Chakraborty, Partha-Pratim	Kneppers, Anaïs
Chapa Rivera, Martha	Kostka, Dylan
Charron (Superintendent), Nikkolas	Lafrance, Rebecca
Chartrand (Superintendent), Alain	Lampron, Chantale
Chastik, Liubov	Lantagne, Isabelle
Chastik, Serguei	Lavier, Madison
Cho, Seongyun	Leafloor, Donna
Chochla, Sophie	Leafloor, Sean-Patrick
Clements, Ryan	Le Bouthillier, Jacob
Coker, Quinn	Lefebvre, Véronique
Collison, David	Leung-Ah-Kang, Pak Him
Cuff, Suzanne	Lowe, Chris
Daniel MacNeil, Alex	Lucien Charron, Keir
Davies, Valerie	Luck, Jason
Desjardins, Andre	Lundy, Devin
Dobson, Sarah	Lyall, Katherine
Duch, Sopha	Madden, Alyson
Ela-Ebang, Beatriz	Madden, Finbarr
Farmer, Marie	Marcus, Susan
Felker, Chelsea	Martinez De Nova, Aminta
Fernandes, Vanessa	Marulanda, Daniela
Fong, Natalie	Marulanda, German
Galloway, Bridget	Mary Larock, Lynda

Mathew, Mary
Mayer, Andrea
McGrath, Anne
McGrath, John
McGrath, Kotchamon
McGrath-Potter, Brendan
Meftahi, Massoud
Mercado Salazar, German Andres
Millard, Donald
Morales, Jezreel
Moret, Fernand
Morris, Julita
Nicholson, Christan
Norris, Allison
Nowaczek, Eric
Parau, Alina
Parent, Jessica
Pascual, Daisy
Paul, Dhwani
Paul St. Louis, Jean
Phillips, Shaun
Pichette, Annie
Poirier, Denis
Post, Eric
Potter, Bruce
Poulin, Marie
Punstel, Laura
Rajani, Prabha
Ramsum, Carolyn
Roberts, Devin
Robichaud, Carmen
Rodriguez, Edna Fernanda
Roshanfar, Melina
Rousseau, Lydie
Roy, Shamayita
Ruzibiza, Alexis

Saint-Pierre, Theresa
Sane, Amy
Savitsky, Lawrence
Sean Michael, Robert
Shalla, Richard
Sharma, Gopesh
Shaver, Rose
Shin, Insuk
Siaochen Zeng, Jonathan
Sigurdson, Douglas
Simpson, Carley
Smith, Caroline
Sollors, Sarah
Solomon, Binyam (Ben)
Spearman, Connor
Tanner-Robert Nadeau, Macyn
Thiak, Samuel
Thomas, Tania
Thompson, Ashley
Thompson, Jacqueline
Tonini, Jason
Treash, Brianne
Tremblay, Lise
Tumbaga, Marjorie
Usama, Aya
Vigneault, Angelina
Virdhe, Srushti
Virdhe, Sujata
Vroom, Richard
Weaver, Scott
Welch, Gwendolyn
West, Sarah
Wieler, Hannah
Yoo, Su
Zacharko, Peter

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is June 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 June 1, 2024 to May 31, 2025			June 1, 2025 to May 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, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
102, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
103, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
104, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
105, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
107, 171 O'Connor Street	3.00%	3.00%	1.75%	1.75%	13	4.75%
108, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
109, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
204, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
205, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
207, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
209, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
210, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
211, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
212, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
213, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
214, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
216, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
217, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
218, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
219, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
301, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
303, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
304, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
305, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
306, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
307, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
308, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%

For the period June 1, 2024 to May 31, 2025			June 1, 2025 to May 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
309, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
310, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
311, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
312, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
313, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
315, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
316, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
317, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
318, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
319, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
402, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
403, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
404, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
405, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
406, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
407, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
408, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
409, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
410, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
411, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
412, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
413, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
415, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
416, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
417, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
418, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
419, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
501, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
502, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
503, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
504, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
505, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
506, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
507, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%

For the period June 1, 2024 to May 31, 2025			June 1, 2025 to May 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
508, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
509, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
510, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
511, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
512, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
513, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
514, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
516, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
517, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
518, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
519, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
601, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
602, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
603, 171 O'Connor Street	3.00%	3.00%	2.78%	2.78%	13	5.78%
604, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
605, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
607, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
610, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
611, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
612, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
613, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
614, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
616, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
617, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
618, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
701, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
702, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
703, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
704, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
705, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
707, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
708, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
710, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
711, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%

For the period June 1, 2024 to May 31, 2025			June 1, 2025 to May 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
712, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
713, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
714, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
715, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
716, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
717, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
718, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
719, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
801, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
802, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
803, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
804, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
805, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
806, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
808, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
809, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
810, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
811, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
812, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
813, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
814, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
815, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
818, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
819, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
901, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
902, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
903, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
904, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
906, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
908, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
909, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
910, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
911, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
912, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%

For the period June 1, 2024 to May 31, 2025			June 1, 2025 to May 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
913, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
914, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
915, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
916, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
917, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
918, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%
919, 171 O'Connor Street	3.00%	3.00%	3.00%	3.00%	13	6.00%

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.