



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-022325-25

In the matter of: 630 Dundas Street, London, Ontario, N5W 2Y8

Between: Meddco Properties Inc. Landlord

And

Refer to attached Schedule 2 Tenants

Meddco Properties 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 18, 2026.

The following parties attended the hearing:

- **For the Landlord**, Milan Seres (lawyer); and
- **Tenants:** Louie Polstra (Unit 205); Seyed Hosseiny-Haghigi (Unit 207); Peter Jin Sung Jin Coan and Juno Irenka Brill (Unit 211); Blaze Shiell (Unit 212); Meghan Winsby (Unit 216); Shawn Durant (Unit 307); Taylor Clarke (Unit 308); Sarah Davidson (Unit 310, and this tenant is also an authorized agent for Nicholas Kent and Kathryn Kent in unit 302); and Taylor Sorensen (Occupant in Unit 315, and this occupant is also an authorized agent for Dena Sorensen in Unit 315).

The Certificate of Service filed by the Landlord on January 9, 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: 202.

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

- A. The maximum rent increase above the guideline because of capital expenditure is 1.45%. This increase is for the following capital expenditure:
 - a. Removing and replacing flooring in the common area.

- B. Where the Landlord's application requests an increase of 1.64%, the maximum increase above the guideline for these units is 1.45%. This increase is to be taken in the first year.
- C. The weighted useful life for the capital expenditures is 10 years.
- D. The first effective date of the rent increase above the guideline is June 1, 2025.

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 15, 2026
Date Issued

Monica Dairo
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 2024 is 2.50%, for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

630 Dundas Street, London, Ontario, N5W 2Y8

201
203
205
206
207
210
211
212
215
216
302
304
306
307
308
310
311
312
313
315
316
204
213
303
314

Schedule 2 - Tenants who are Affected by this Order:

Agad, Matthew
Bowen, Grace Bones
Bowen, Jeffrey
Bowen, Leah
Brill, Juno Irenka
Clarke, Taylor
Coan, Peter Jin Sung Jin
Davidson, Sarah
Denstedt, Sarah
Doxtator, Cody (Charles)
Durant, Peter
Durant, Shawn
Hadway, Dustin
Hadway, Jennifer
Hoogterp, Sean
Hosseiny-Haghigi, Khatoun
Hosseiny-Haghigi, Seyed
Keats, Chris
Kent, Kathryn
Kent, Nicholas
Penner, Matthew
Polstra, Angela
Polstra, Louie
Ramos, Diane
Roberts, Stacey
Sabourin, Dakota
Sager, Sonja
Sallows, Ethan
Shiell, Blaze
Sorensen, Dena
Stevens, Dakota
Troost, Georgia
Ulrich, Daniel
Winsby, Meghan

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is June 1, 2025**

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 June 1, 2025 to May 31, 2026			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
201, 630 Dundas Street	1.45%	1.45%	10	1.45%
203, 630 Dundas Street	1.45%	1.45%	10	1.45%
205, 630 Dundas Street	1.45%	1.45%	10	1.45%
206, 630 Dundas Street	1.45%	1.45%	10	1.45%
207, 630 Dundas Street	1.45%	1.45%	10	1.45%
210, 630 Dundas Street	1.45%	1.45%	10	1.45%
211, 630 Dundas Street	1.45%	1.45%	10	1.45%
212, 630 Dundas Street	1.45%	1.45%	10	1.45%
215, 630 Dundas Street	1.45%	1.45%	10	1.45%
216, 630 Dundas Street	1.45%	1.45%	10	1.45%
302, 630 Dundas Street	1.45%	1.45%	10	1.45%
304, 630 Dundas Street	1.45%	1.45%	10	1.45%
306, 630 Dundas Street	1.45%	1.45%	10	1.45%
307, 630 Dundas Street	1.45%	1.45%	10	1.45%
308, 630 Dundas Street	0.00%	0.00%	0	0.00%
310, 630 Dundas Street	1.45%	1.45%	10	1.45%
311, 630 Dundas Street	1.45%	1.45%	10	1.45%
312, 630 Dundas Street	1.45%	1.45%	10	1.45%
313, 630 Dundas Street	1.45%	1.45%	10	1.45%
315, 630 Dundas Street	1.45%	1.45%	10	1.45%
316, 630 Dundas Street	1.45%	1.45%	10	1.45%
204, 630 Dundas Street	1.45%	1.45%	10	1.45%
213, 630 Dundas Street	1.45%	1.45%	10	1.45%
303, 630 Dundas Street	1.45%	1.45%	10	1.45%
314, 630 Dundas Street	1.45%	1.45%	10	1.45%

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 2025 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 2025 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.