



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-081049-23-C

In the matter of: 75 Milford Avenue, Waterloo, Ontario, N2L 3Z5
421 – 429 Barrie Place, Waterloo, Ontario, N2L
3Z6 / N2L 3Z7

Between: GF II Milford Avenue & Barrie Place Ltd Landlord

And

Refer to attached Schedule 2 Tenants

GF II Milford Avenue & Barrie Place Ltd (the 'Landlord') filed an L5 application 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.

The application was heard at a Case Management Hearing ('CMH') by videoconference on January 12, 2026, on VC line 157.

The following parties attended the hearing: The Landlord's Legal Representative at the hearing was Kiel Baker who attended with Paul Cappa and Patty Duwyn who are also Legal Representatives from the same law office of Cohen Highley LLP. Many Landlord's Agents attended. Many Tenants attended.

The Certificate of Service filed by the Landlord on January 6, 2026, indicates that some rental units listed in the application were not served with the application and notice of hearing. The LTB 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:

75 Milford Avenue Unit 3;
422 Barrie Place Units 2 and 5;
423 Barrie Place Units 1, 4, and 6;
424 Barrie Place Unit 5;
425 Barrie Place Unit 11;
426 Barrie Place Units 2, 6, and 7; and
427 Barrie Place Units 1 and 6.

The Tenants Sabiha Ahmad of 424 Barrie Place Unit 8 and Tahir Siddiqui of 422 Barrie Place Unit 10 withdrew from the Case Management Hearing proceeding and confirmed they wanted a hearing to consider the merits of the application. Therefore, these two Tenants are no longer participants in the CMH proceeding and are not parties to this Consent Order. A Merits Hearing for the Tenants Sabiha Ahmad and Tahir Siddiqui will be scheduled for a future date and only the Landlord and the two Tenants identified herein will receive copies of the Notice of Hearing and the Order arising from the Merits Hearing.

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

1. The Landlord justified a rent increase above the guideline because of capital expenditures.
2. The maximum rent increase above the guideline because of capital expenditures is 0.80%. The Landlord's application is for the following capital expenditures:
 - a. Security and Control Entry System; and
 - b. Toilet Retrofit.
3. Where the Landlord's application requests an increase of 1.04%, the maximum increase above the guideline for all of these units is 0.70%. This increase is to be taken as follows: 0.70% in the first year.
4. Where the Landlord's application requests an increase of 0.80%, the maximum increase above the guideline for this single unit remains at 0.80%. This increase is to be taken as follows: 0.80% in the first year.
5. The weighted useful life for the capital expenditures is 15 years.
6. The first effective date of the rent increase above the guideline is January 1, 2024.
7. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 60 days of the date of this order.
8. The Landlord agreed to waive entitlement to the retroactive payment of the above guideline percentage increases listed in the order for the period of January 1, 2024, to the issuance date of the order. Accordingly, the above guideline percentage increases will become due from the date this order is issued, and payable within 60 days from this date as noted in paragraph 7.

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 60 days of the date of this order.

April 15, 2026

Date Issued

Chris Jackson

Hearing 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 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 the capital expenditure and the same Tenant remains in the unit after the expiration of the weighted useful life for the capital expenditure, 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%.

Schedule 1 - Units affected by this Order:**421 Barrie Place, Waterloo, Ontario, N2L 3Z6**

1	5	8	11	14
2	6	9	12	15
4	7	10	13	

422 Barrie Place, Waterloo, Ontario, N2L 3Z7

3	6	8	12	14
4	7	11	13	15

423 Barrie Place, Waterloo, Ontario, N2L 3Z6

2	5	8	10
3	7	9	11

424 Barrie Place, Waterloo, Ontario, N2L 3Z7

1	3	6	9	12	14
2	4	7	10	13	15

425 Barrie Place, Waterloo, Ontario, N2L 3Z6

1	3	5	8	10	14
2	4	7	9	12	15

426 Barrie Place, Waterloo, Ontario, N2L 3Z7

1	4	8	10
3	5	9	11

427 Barrie Place, Waterloo, Ontario, N2L 3Z6

2	5	8	10	13
3	7	9	11	14

429 Barrie Place, Waterloo, Ontario, N2L 3Z6

1	5	8	11	14
2	6	9	12	15
4	7	10	13	

75 Milford Avenue, Waterloo, Ontario, N2L 3Z5

1	5	8	12	15
2	6	10	13	
4	7	11	14	

Schedule 2 - Tenants who are Affected by this Order:

Akman, Semra S. & Yalcin
Antonio, Israel
Armster, Melissa
Armstrong, Christopher
Armstrong, Lola
Bartlett, Sherry
Bellil, Luai
Benoit, Megan
Bhowmick, Sia
Bielawski, Derek
Bissonnette, Joanne
Buding, Todd
Burke, Tyson
Chasi, Amanda
Cherrey, Tricia
Christner, William Matthew
Concepcion, Maria
Cote, Brenda
Cote, Kayleen
D'Andrea, Terry
Dallaire, Jordan
Davidson, Brock
Davison, Rebecca
Day, Jamie
Deboard, Sharon
Ditner, Chris
Dobrowney, Nicole
Dobson, Helen
Drake, Martin
Dubreuil, Michael
Ducey, Amanda
Eggett, Timothy
Emanuel, Zacchari
Erskine, Larry
Farrell, Colton
Fitzgerald, Kelly
Florencki, Grzegorz
Gagnon, Mike
Gebermeskel, Seitamawit
Gladyr, Sergiy
Graore, Peter
Gray, Candice-Leigh Elizabeth
Harris, Peter
Heffernan, Clinton

Heffernan, Joe
Houghton, Dan
Hyde, Tim
James, Theresa
Jesso, Bernard
Kaple, Kathryn
Kaufman, Patti
Khalil, Amal
Kim, Kandace
King, Hubert
Kobbles, Kevin
Korn, Alexander
Kovacevic, Novak
Laghaie, Afsaneh
Laramie, Philip
Larin, Edwin
Lashbrook, Carrie
Lavoie, Jeannette
Lehman, Ronald
Lepine, Heather
Lipischak, Amanda
Ludolph, Jordan
Marois, Serge
Martin, Kenneth
McCallum, Brianne
McCullough, Christine
Megit, Jeremy
Meirowski, Courtney
Misale, Gail
Moore, Walter
Murray, Sarah
Nguyen, Hiep
Oliver, Melissa
Payne, Brandon
Pfohl, Travis
Postel, Bernardus
Privatt, Kathy
Racolta, Cristian
Rochon, Jason
San Martin, Carlos
Schneider, Rodney
Slemmonds, Jocelyn
Snider, Cassandra
Speek, Matthew

Stagg, Darrell
Stead, Linda
Sternberg, Michael
Sutherland, Kimberley
Sweiger, Amanda
Swift, Lara
Tabone, Emily
Tangan Zinampan, Markorie
Tokarz, Brenda
Verhelle, Allyson
Vermette, Jonathan

Wadel, Susan
Webster, Kent
Williams, Gayle
Wiltse, Christopher
Wittman, Nicole
Yantz, Cody
Young, Benjamin
Yussuf, Abdikarim
Zajacz, Elizabeth
Zderski, Christopher

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is January 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 January 1, 2024 to December 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1, 75 Milford Avenue	0.70%	0.70%	15	0.70%
2, 75 Milford Avenue	0.70%	0.70%	15	0.70%
4, 75 Milford Avenue	0.70%	0.70%	15	0.70%
5, 75 Milford Avenue	0.70%	0.70%	15	0.70%
6, 75 Milford Avenue	0.70%	0.70%	15	0.70%
7, 75 Milford Avenue	0.70%	0.70%	15	0.70%
8, 75 Milford Avenue	0.70%	0.70%	15	0.70%
10, 75 Milford Avenue	0.70%	0.70%	15	0.70%
11, 75 Milford Avenue	0.70%	0.70%	15	0.70%
12, 75 Milford Avenue	0.70%	0.70%	15	0.70%
13, 75 Milford Avenue	0.70%	0.70%	15	0.70%
14, 75 Milford Avenue	0.70%	0.70%	15	0.70%
15, 75 Milford Avenue	0.70%	0.70%	15	0.70%
1, 421 Barrie Place	0.70%	0.70%	15	0.70%
2, 421 Barrie Place	0.70%	0.70%	15	0.70%
4, 421 Barrie Place	0.70%	0.70%	15	0.70%
5, 421 Barrie Place	0.70%	0.70%	15	0.70%
6, 421 Barrie Place	0.70%	0.70%	15	0.70%
7, 421 Barrie Place	0.70%	0.70%	15	0.70%
8, 421 Barrie Place	0.70%	0.70%	15	0.70%
9, 421 Barrie Place	0.70%	0.70%	15	0.70%
10, 421 Barrie Place	0.70%	0.70%	15	0.70%
11, 421 Barrie Place	0.70%	0.70%	15	0.70%
12, 421 Barrie Place	0.70%	0.70%	15	0.70%
13, 421 Barrie Place	0.70%	0.70%	15	0.70%
14, 421 Barrie Place	0.70%	0.70%	15	0.70%
15, 421 Barrie Place	0.70%	0.70%	15	0.70%
3, 422 Barrie Place	0.70%	0.70%	15	0.70%
4, 422 Barrie Place	0.70%	0.70%	15	0.70%

For the period January 1, 2024 to December 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
6, 422 Barrie Place	0.70%	0.70%	15	0.70%
7, 422 Barrie Place	0.70%	0.70%	15	0.70%
8, 422 Barrie Place	0.70%	0.70%	15	0.70%
11, 422 Barrie Place	0.70%	0.70%	15	0.70%
12, 422 Barrie Place	0.70%	0.70%	15	0.70%
13, 422 Barrie Place	0.70%	0.70%	15	0.70%
14, 422 Barrie Place	0.70%	0.70%	15	0.70%
15, 422 Barrie Place	0.70%	0.70%	15	0.70%
2, 423 Barrie Place	0.70%	0.70%	15	0.70%
3, 423 Barrie Place	0.70%	0.70%	15	0.70%
5, 423 Barrie Place	0.70%	0.70%	15	0.70%
7, 423 Barrie Place	0.80%	0.80%	15	0.80%
8, 423 Barrie Place	0.70%	0.70%	15	0.70%
9, 423 Barrie Place	0.70%	0.70%	15	0.70%
10, 423 Barrie Place	0.70%	0.70%	15	0.70%
11, 423 Barrie Place	0.70%	0.70%	15	0.70%
1, 424 Barrie Place	0.70%	0.70%	15	0.70%
2, 424 Barrie Place	0.70%	0.70%	15	0.70%
3, 424 Barrie Place	0.70%	0.70%	15	0.70%
4, 424 Barrie Place	0.70%	0.70%	15	0.70%
6, 424 Barrie Place	0.70%	0.70%	15	0.70%
7, 424 Barrie Place	0.70%	0.70%	15	0.70%
9, 424 Barrie Place	0.70%	0.70%	15	0.70%
10, 424 Barrie Place	0.70%	0.70%	15	0.70%
12, 424 Barrie Place	0.70%	0.70%	15	0.70%
13, 424 Barrie Place	0.70%	0.70%	15	0.70%
14, 424 Barrie Place	0.70%	0.70%	15	0.70%
15, 424 Barrie Place	0.70%	0.70%	15	0.70%
1, 425 Barrie Place	0.70%	0.70%	15	0.70%
2, 425 Barrie Place	0.70%	0.70%	15	0.70%
3, 425 Barrie Place	0.70%	0.70%	15	0.70%
4, 425 Barrie Place	0.70%	0.70%	15	0.70%
5, 425 Barrie Place	0.70%	0.70%	15	0.70%
7, 425 Barrie Place	0.70%	0.70%	15	0.70%
8, 425 Barrie Place	0.70%	0.70%	15	0.70%

For the period January 1, 2024 to December 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
9, 425 Barrie Place	0.70%	0.70%	15	0.70%
10, 425 Barrie Place	0.70%	0.70%	15	0.70%
12, 425 Barrie Place	0.70%	0.70%	15	0.70%
14, 425 Barrie Place	0.70%	0.70%	15	0.70%
15, 425 Barrie Place	0.70%	0.70%	15	0.70%
1, 426 Barrie Place	0.70%	0.70%	15	0.70%
3, 426 Barrie Place	0.70%	0.70%	15	0.70%
4, 426 Barrie Place	0.70%	0.70%	15	0.70%
5, 426 Barrie Place	0.70%	0.70%	15	0.70%
8, 426 Barrie Place	0.70%	0.70%	15	0.70%
9, 426 Barrie Place	0.70%	0.70%	15	0.70%
10, 426 Barrie Place	0.70%	0.70%	15	0.70%
11, 426 Barrie Place	0.70%	0.70%	15	0.70%
2, 427 Barrie Place	0.70%	0.70%	15	0.70%
3, 427 Barrie Place	0.70%	0.70%	15	0.70%
5, 427 Barrie Place	0.70%	0.70%	15	0.70%
7, 427 Barrie Place	0.70%	0.70%	15	0.70%
8, 427 Barrie Place	0.70%	0.70%	15	0.70%
9, 427 Barrie Place	0.70%	0.70%	15	0.70%
10, 427 Barrie Place	0.70%	0.70%	15	0.70%
11, 427 Barrie Place	0.70%	0.70%	15	0.70%
13, 427 Barrie Place	0.70%	0.70%	15	0.70%
14, 427 Barrie Place	0.70%	0.70%	15	0.70%
1, 429 Barrie Place	0.70%	0.70%	15	0.70%
2, 429 Barrie Place	0.70%	0.70%	15	0.70%
4, 429 Barrie Place	0.70%	0.70%	15	0.70%
5, 429 Barrie Place	0.70%	0.70%	15	0.70%
6, 429 Barrie Place	0.70%	0.70%	15	0.70%
7, 429 Barrie Place	0.70%	0.70%	15	0.70%
8, 429 Barrie Place	0.70%	0.70%	15	0.70%
9, 429 Barrie Place	0.70%	0.70%	15	0.70%
10, 429 Barrie Place	0.70%	0.70%	15	0.70%
11, 429 Barrie Place	0.70%	0.70%	15	0.70%
12, 429 Barrie Place	0.70%	0.70%	15	0.70%
13, 429 Barrie Place	0.70%	0.70%	15	0.70%

For the period January 1, 2024 to December 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
14, 429 Barrie Place	0.70%	0.70%	15	0.70%
15, 429 Barrie Place	0.70%	0.70%	15	0.70%

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.