



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-006366-24

In the matter of: 103 Worthington Way, Kingston, ON, K7K 5C6

Between: Parkbridge Lifestyle Communities Inc Landlord

And

Refer to attached Schedule 1 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 (Refer to attached Schedule 2).

A Case Management Hearing took place by videoconference on March 5, 2026.

The following parties attended the hearing: the Landlord's legal representative Patty Duwyn, the Landlord's agents Rachel Perry, Jason Wakem, and Tina Whitaker, and the Tenants' legal representative Barrett Beaudoin. The Tenants' legal representative confirmed that he was representing all Tenants who are part of the Tenants' Association. The Tenants from the following units were also either present or represented at the hearing: 12 and 21 Abbey Glen Drive, 4 and 11 Parkington Place, 8 and 31 Powley Garden Drive, 5 and 17 Wentworth Drive, 19, 24, 65, 76, 82, 85, 87, 89, 91, 97, and 106 Worthington Way.

The Certificate of Service filed by the Landlord on February 10, 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: 4, 8, and 14 Abbey Glen Drive, 3 and 7 Club House Drive, 2 and 8 Parkington Place, 3, 6, 7, 12, and 14 Wentworth Drive, and 6, 21, 42, 43, 44, 45, 51, 83, and 104 Worthington Way.

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

1. The parties agreed that Capital Expenditure #3, which applies solely to 34 Worthington Way, is exempt from the normal limit on the above-guideline increase percentage pursuant to section 167(1) of the *Residential Tenancies Act*, 2006.

2. The parties agreed that Capital Expenditures 1, 2, 4, and 5 affect all units in the residential complex.
3. The maximum rent increase above the guideline because of capital expenditures is 27.77%. This increase is for the following capital expenditures:
 - a. Asphalt Paving Replacement Phase 1; and
 - b. Street Sign Replacements; and
 - c. Electrical Feed Replacement at 34 Worthington Way; and
 - d. Asphalt Paving Replacement Phase 2; and
 - e. Communal Loop Electrical Feed Replacement.
4. The increase above the guideline is 27.77% for 34 Worthington Way, as claimed in the Landlord's application. This increase is to be taken as follows: 3.00% in the first year; and 9.38% in the second year; and 7.69% in the third year; and 7.70% in the fourth year.
5. Where the Landlord's application requests an increase of 4.12%, the maximum increase above the guideline is 3.85%. This increase is to be taken as follows: 3.00% in the first year; and 0.85% in the second year.
6. The increases above the guideline are 2.30%, 2.25%, and 0.22% as claimed in the Landlord's application. These increases are to be taken in the first year.
7. The weighted useful life for the capital expenditures is 15 years.
8. The first effective date of the rent increase above the guideline is May 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 180 days of the date of this order.

April 15, 2026
Date Issued

Sandra Sabourin
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 3 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 - Tenants who are Affected by this Order:

., True Heading Inc
Abbott, Darla
Addison, Bruce
Addison, Donna
Asselstine, Douglas
Asteltine, Earl
Babcock, James
Babcock, Kathleen
Babcock, Norma
Balderson, Eric
Beaulieu, Tina
Bilow, Eileen
Black, Linda
Bolger, Barbara
Bradley-Prior, Margaret
Bryant, Gerald
Burns, Rita
Byant, Susanne
Caldwell, Maryann
Callery, Helen
Caron, Dorothy
Clarke, Dianna
Clarke, Wayne
Colling, Bruce
Colling, Hilde
Collins, Estate of Jerome
Cross, Raymond
Day, Marlene
Dejong, Theresa
Dejong, Trevor
Diamond, Cuthbert
Diamond, Sharen
Dillon, Douglas
Dorey, Noreen
Douglas, Scott
Dowker, Wendy
Drew-Jones, Michelle
Elliott, Carol
Elliott, Mark
Esporlas, Antonio
Esporlas, Norma
Farren, Betty
Farren, James
Foster, Dale

Francis, Margaret
Francis, Michael
French, Carrie-Lynn
Frost, Diane
Geris, Fritz
Geris, Kimberly
Gillis, Kathy
Godkin, William
Hartley, Dorothy
Hewitt, Helen
Hogan, Mary Darlene
Holland, Rosemary
Hollinsworth, Gordon
Hornbeek, Sharyl
Irwin, Marianne
Johnston, Linda
Jonassen, Sheila
Jones, David
Kahnt, Sandra
Kahnt, William
Kane, Joan
Kane, Melvin
Kemp, Bruce
Kemp, Diane
Kempe, John
Kennedy, Karen
Kennedy, Pamela
Kennedy, Stephen
Kilner, Beatrice
Kimberley, Angela
Kish, George
Koster, Pat
Lajoie, Bernard
Lajoie, Patricia
Lajoie, Verna
Lamour, Beatrice
Lamour, Henry
Lawrenson, Nancy
Lee, Deborah
Leggo, Alvin
Letourneau, Donna
Letourneau, Wayne
Lillis, Debbie
Lillis, Joanne

Ling, Allan
Ling, Brenda
Luz, Fernando
Luz, Maria
MacDonald, Benjamin
MacDonald, Mary
MacKenzie, Catherine
MacKenzie, Zoe
Macpherson, Rocky
Macpherson, William
Mann, Michael
Manser, Deborah
Marshall, Pauline
Mautner, Peter
McLaughlin, Jennifer
McNichols, Lorie
McShane, Brent
Miller, Beverly
Miller, Ronald
Millikin, David
Millikin, Shirley
Mills, Patricia
Moore, James
Morgan, Heather
Murdoch, Willam
Neumann, Janet
Norton, Elizabeth
Norton, John
Ogilvie, Penny
Patterson, Kim
Peters, Janet
Pirstl, Joanne
Porter, Gerald
Porter, Janice
Power, Velma
Redmond, Helen
Rehfeld, Patricia
Romeo, Giuseppe
Romeo, Melissa
Russell-Irons, Carol

Sato, Karen
Saulsbury, Jeanette
Schuetten, Eveline
Scott, Cheryl
Sedgwick, Carol
Simkins, Eric
Slack, Cindy
Slade, Donna
Slade, Kenneth
Sloan, Julia
Smart, Brian
Smith, David
Smith, Lilie
Smith, Nancy
Spence, Elaine
Spence, Robert
Stoughton, Bonnie
Stoughton, Edward
Tardio, Don
Thomson, Heather
Thornton, Patricia
Tibbett, Marion
Valliant, Claude
Vanzevenbergen, Arthur
Veley, Fronnie
Veley, Joseph
Von der Heiden, Hildegard
Wadman, William
Warner, Marie
Warwick, Alvin
Warwick, Cathy
Webster, Alex
Webster, Debbie
Whitbread, Monique
White, Shirley
Whittier, Gerald
Wilder, Grace
Williams, Joan
Wilson, Ann
Wood, Catherine

Schedule 2 - Ordered Rent Increase Above the Guideline
First Effective Date of Rent Increase in this Order is May 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: May 1, 2024 to April 30, 2025		May 1, 2025 to April 30, 2026	May 1, 2026 to April 30, 2027	May 1, 2027 to April 30, 2028		
Rental Unit Address Name	% inc for Cap Exp (Excludes Guideline)	% inc for Cap Exp (Excludes Guideline)	% inc for Cap Exp (Excludes Guideline)	% inc for Cap Exp (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
2 Abbey Glen Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
6 Abbey Glen Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
10 Abbey Glen Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
12 Abbey Glen Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
15 Abbey Glen Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
17 Abbey Glen Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
18 Abbey Glen Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
19 Abbey Glen Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
20 Abbey Glen Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
21 Abbey Glen Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
22 Abbey Glen Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
23 Abbey Glen Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
24 Abbey Glen Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
26 Abbey Glen Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
2 Bertrim Place	3.00%	0.85%	0.00%	0.00%	15	3.85%
5 Club House Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
3 Parkington Place	3.00%	0.85%	0.00%	0.00%	15	3.85%

For the period: May 1, 2024 to April 30, 2025		May 1, 2025 to April 30, 2026	May 1, 2026 to April 30, 2027	May 1, 2027 to April 30, 2028		
Rental Unit Address Name	% inc for Cap Exp (Excludes Guideline)	% inc for Cap Exp (Excludes Guideline)	% inc for Cap Exp (Excludes Guideline)	% inc for Cap Exp (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
4 Parkington Place	3.00%	0.85%	0.00%	0.00%	15	3.85%
9 Parkington Place	3.00%	0.85%	0.00%	0.00%	15	3.85%
10 Parkington Place	3.00%	0.85%	0.00%	0.00%	15	3.85%
11 Parkington Place	3.00%	0.85%	0.00%	0.00%	15	3.85%
12 Parkington Place	3.00%	0.85%	0.00%	0.00%	15	3.85%
14 Parkington Place	3.00%	0.85%	0.00%	0.00%	15	3.85%
1 Powley Garden Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
3 Powley Garden Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
5 Powley Garden Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
7 Powley Garden Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
8 Powley Garden Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
9 Powley Garden Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
10 Powley Garden Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
11 Powley Garden Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
15 Powley Garden Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
17 Powley Garden Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
19 Powley Garden Drive	2.30%	0.00%	0.00%	0.00%	15	2.30%
21 Powley Garden Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
23 Powley Garden Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
25 Powley Garden Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
27 Powley Garden Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
29 Powley Garden Drive	2.30%	0.00%	0.00%	0.00%	15	2.30%

For the period: May 1, 2024 to April 30, 2025		May 1, 2025 to April 30, 2026	May 1, 2026 to April 30, 2027	May 1, 2027 to April 30, 2028		
Rental Unit Address Name	% inc for Cap Exp (Excludes Guideline)	% inc for Cap Exp (Excludes Guideline)	% inc for Cap Exp (Excludes Guideline)	% inc for Cap Exp (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
31 Powley Garden Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
33 Powley Garden Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
35 Powley Garden Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
2 Wentworth Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
4 Wentworth Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
5 Wentworth Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
8 Wentworth Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
9 Wentworth Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
10 Wentworth Drive	2.25%	0.00%	0.00%	0.00%	15	2.25%
13 Wentworth Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
15 Wentworth Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
16 Wentworth Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
17 Wentworth Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
18 Wentworth Drive	3.00%	0.85%	0.00%	0.00%	15	3.85%
1 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
3 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
5 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
7 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
8 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
9 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
11 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
12 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%

For the period: May 1, 2024 to April 30, 2025		May 1, 2025 to April 30, 2026	May 1, 2026 to April 30, 2027	May 1, 2027 to April 30, 2028		
Rental Unit Address Name	% inc for Cap Exp (Excludes Guideline)	% inc for Cap Exp (Excludes Guideline)	% inc for Cap Exp (Excludes Guideline)	% inc for Cap Exp (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
13 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
15 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
17 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
19 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
23 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
24 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
25 Worthington Way	0.22%	0.00%	0.00%	0.00%	15	0.22%
26 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
29 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
30 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
31 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
32 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
33 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
34 Worthington Way	3.00%	9.38%	7.69%	7.70%	15	27.77%
35 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
36 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
37 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
38 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
39 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
40 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
41 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
47 Worthington Way	0.22%	0.00%	0.00%	0.00%	15	0.22%

For the period: May 1, 2024 to April 30, 2025		May 1, 2025 to April 30, 2026	May 1, 2026 to April 30, 2027	May 1, 2027 to April 30, 2028		
Rental Unit Address Name	% inc for Cap Exp (Excludes Guideline)	% inc for Cap Exp (Excludes Guideline)	% inc for Cap Exp (Excludes Guideline)	% inc for Cap Exp (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
49 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
52 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
53 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
55 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
57 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
58 Worthington Way	0.22%	0.00%	0.00%	0.00%	15	0.22%
59 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
62 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
64 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
65 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
66 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
67 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
72 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
73 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
74 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
75 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
76 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
77 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
78 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
79 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
81 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
82 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%

For the period: May 1, 2024 to April 30, 2025		May 1, 2025 to April 30, 2026	May 1, 2026 to April 30, 2027	May 1, 2027 to April 30, 2028		
Rental Unit Address Name	% inc for Cap Exp (Excludes Guideline)	% inc for Cap Exp (Excludes Guideline)	% inc for Cap Exp (Excludes Guideline)	% inc for Cap Exp (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
85 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
87 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
89 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
91 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
93 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
95 Worthington Way	2.25%	0.00%	0.00%	0.00%	15	2.25%
96 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
97 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
98 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
99 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
100 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
101 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
102 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
106 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%
108 Worthington Way	3.00%	0.85%	0.00%	0.00%	15	3.85%

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 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 2).

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 2).

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.