



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-000429-24

In the matter of: 2880 Carling Avenue, Ottawa, Ontario, K2B 7Z1

Between: GF II 2880 Carling Ltd. Landlord

And

Refer to attached Schedule 2 Tenants

GF II 2880 Carling Ltd. (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 23, 2026. The following parties attended the hearing: for the Landlord, Legal Representative Patty Duwyn, the Landlord's Agents, Ashley Archer, William Wang, Gaurav Jagtap, Giovanni Patroni and Bart Bortkiewicz, for the Tenants, Joe Powers and Heather Thomas of 1602, Denis Duhamel of 1605, Katherine Graham of 908, Delawaiz Hashimi of 1002, Penelope Xidous of 706, Justin Izzi of 1205, Sayed Bawar Hashimi of 1601, Stephanie Mesnage of 601.

The Certificate of Service filed by the Landlord on January 12, 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: 101, 102, 109, 309, 407, 504, 507, 604, 607, 609, 610, 801, 802, 805, 806, 904, 1001, 1008, 1102, 1105, 1108, 1201, 1407, 1504, 1510, 1606, 1610, 1703, 1706, 1709.

At the case management hearing the Landlord removed Tenant, Victoria Hoy, as a party to the application.

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

1. The maximum rent increase above the guideline because of a capital expenditure is 2.00%. This increase is for the following capital expenditure:
 - a. Windows & Doors Replacement

2. Where the Landlord's application requests an increase of 2.95%, 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 expenditure is 17 years.
4. The first effective date of the rent increase above the guideline is April 1, 2024.
5. The Landlord is waiving the Above Guideline Increase portion of the rent owing by the Tenants for the period from April 1, 2024, through to March 31, 2026. The Landlord will not collect the outstanding amount for that period from Tenants who have not yet paid the Above Guideline Increase amounts and the Landlord shall credit those Tenants who have paid the Above Guideline Increase amounts. The waiver of the Above Guideline Rent Increase for the period April 1, 2024, through to March 31, 2026, does not affect the lawful monthly rent and commencing April 1, 2026, the Tenants shall pay the full lawful monthly rent, including the Above Guideline Increase portion of the rent resulting from this order.

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 April 1, 2024 to March 31, 2025.
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 shall credit the Tenants 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

Tanya Speedie
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 2023 is 2.50%, for 2024 is 2.50%, for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

2880 Carling Avenue, Ottawa, Ontario, K2B 7Z1

104	306	601	905	1206	1508
105	307	605	908	1207	1601
110	310	608	1002	1209	1602
201	406	701	1003	1401	1603
203	410	702	1004	1403	1604
204	501	705	1005	1405	1605
205	502	706	1006	1408	1608
208	506	707	1009	1501	1702
210	508	709	1106	1502	1707
301	509	710	1107	1505	1710
303	510	810	1205	1506	

Schedule 2 - Tenants who are Affected by this Order:

Acheson, Sheila M	Fortin, Raynald	McNulty, Jason
Ait Mamar, Abderrahmane	Freeman, Bruce	Mesnager, Stephanie
Atwal, Iqbal	Graham, Katherine	Mohamed, Omer
Aye, Mu Mu	Hashim, Batol	Mohammed, Sangar
Ayikeze, Rachel	Hashim, Haider	Moo, Shadow
Bahumaid, Muna	Hashimi, Delawaiz	Najhart, Drazen
Bakshi, Rajatdeep	Hashimi, Sayed Bawar	Najhart, Slavica
Basti, Ali	Hashimi, Wazhma	Neville, Adrienne
Bayes, Steven	Hay, Douglas	Nyakario, Ivan
Begin, Nick	Hayward, Ruth	Osborne, Shelley
Bhalani, Ravi	Hayward, Steven	Petrovic, Dusan
Burnham, Philip	Heffernan, Robert	Pierce, Glen
Byars, Kimberly	Hierro, Rommel	Powers, Joe
Byrne, Eric C	Hsa, Law Eh	Pryde, Ashley
Campbell, Heather	Ibrahim, Safaa	Rajpurohit, Tanvi
Canares-Aguilando,	Ingabire, Arlette	Richardson, Chelsea
Jarmaine	Islam, Sonia	Silva, Alejandro Paez
Cheboun, Kamel	Izzi, Justin	Spidell, Leslie
Chevrier, Celeste	Kalaitzis, Jimmy	St. Arneault, Devin
Clement, Ginette	Kalaizis, Ekaterini	Stotts, Ashton
Corlis, Joshua	Keller, Kristine	Tennier, Claude
Cuilligerrier, Gilles	Khan, Mazur	Thakar, Madhav
Da Silva, Mercedes	Kurukire, Evrard	Thomas, Cameron
De Melio, Ricardo Bueno	Larocque, Pierre	Thomas, Heather
Desgroseilliers, Michelle	Lemieux, Colin	Trenouth, Edward
Desgroseilliers, Casssandra	Macdonald, Gordon	Van -essenc, Tatjana
Duhamel, Denis	Mackay, Harrison	Viau, Michael
Duhamel, Denis	MacVicar, Jim	Xidous, Penelope
Duhamel, Shawna	Magrabi, Jelani	Xidous, Sofia
Findlay, Steve	Mahmood, Abdullah	
Fortin, Pierretta	Matavalam, Roopkishore	

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 this 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 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 this 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.