



**Order under Section 126
Residential Tenancies Act, 2006**

File Number: LTB-L-097654-23

In the matter of: 1090 Kristin Way, Ottawa, Ontario, K1K 4B6

Between: RealRent Landlord

And

Refer to attached Schedule 2 Tenants

RealRent (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 by videoconference on February 23, 2026 on VC line 159.

The following parties attended the Case Management Hearing: The Landlord's Legal Representative at the hearing was David Lyman who attended with the Landlord's Agents Gerry Bouthillier, Joshua Rubner, and Ruven Hellar. Many Tenants attended.

The Certificate of Service filed by the Landlord on January 17, 2026, indicates that some rental units listed in the application were not served with the application and notice of hearing. The Landlord further confirmed at the Case Management Hearing that there are 3 rental units to be removed. 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 3 units: 204, 212, and 309

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 a capital expenditure is 8.50%. The Landlord's application is for the following capital expenditures:
 - a. Elevator Modernization; and
 - b. Underground Parking Garage Repairs

3. Where the Landlord's application requests an increase of 9.00%, the maximum increase above the guideline is 8.50%. This increase is to be taken as follows: 3.00% in the first year, 3.00% in the second year, and 2.50% in the third year.
4. Where the Landlord's application requests an increase of 6.27%, the maximum increase above the guideline is 6.00%. This increase is to be taken as follows: 3.00% in the first year, and 3.00% in the second year.
5. The weighted useful life for the capital expenditures is as noted in Schedule 3.
6. The first effective date of the rent increase above the guideline is March 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 90 days of the date of this order.

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

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.
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:

1090 Kristin Way, Ottawa, Ontario, K1K 4B6

101	401	607
102	402	608
103	403	609
104	404	610
106	405	611
107	406	612
108	407	614
109	408	701
110	409	702
111	410	703
201	411	705
202	412	706
203	414	707
205	501	708
206	502	709
207	503	710
208	504	711
209	505	712
210	506	714
214	507	801
301	508	802
302	509	803
303	510	804
304	511	805
305	512	806
306	514	807
307	601	808
308	602	810
310	603	811
311	604	812
312	605	814
314	606	

Schedule 2 - Tenants who are Affected by this Order:

Abdalla, Omari	Gywali, Suyog	Okhrym, Vasyi
Abougeyab, Ahmed Moustafa	Hanna, Chad	Olayiwola, Oluwakemi
Youssef	Henry, Simon	Olayiwola, Waheed
Allen, Marian	Holman-Gahlingen, Riley	Osorio, Marie
Anyanwu, Morgan	Houssein, Moustapha	Owusu, Prince
Anyanwu, Svitlana	Hryhorieva, Yana	Pankiv, Rostyslav
Armas, Enrique	Ison, Edilito	Parwak, Emad
Basada, Rosa	Javaid, Aziz	Piecki, Denise
Bharthakoti, Thanuja	Javaid, Sahira	Pirez, Julia
Boereau, Mariele	Kandiah Dennery, Margaret	Rahab, Sana
Boisvert, Pierre	Kane, Astou	Ramadhani, Ahmed
Borris, Michael	Kempff, Selena	Rathwell, Matthew
Boucha, Lorraine	Khymynets, Alisa	Richard, Claude
Bravo, Alejandro	King, Margaret	Richer, Philippe
Brice, Niyousta	Korobenko, Aleksey	Rollin, Yvon
Caron, Sonia	Koukou, Agobe Semako	Rorabeck, Bryan
Carriere, Shawn	Labonte, Luigi	Roy, Suzanne
Chabour, Farid	Lally, Dayavir	Rushlow, Madison
Chakam, Gilles	Lauzon Lalonde, Gabrielle	Saber, George
Charbonneau, Martin	Leaven, Heather	Saber, Yana
Charltor, Thomas	Leblanc, Roger	Saleu, Alshahry Ebtisam
Chowdhury, Ejajullah	Lester, Deborah	Hasim
Chu, Eddie	Lo, Binta	Sandeep Kulkarni, Apoorv
Corielan, Dahney	Losia, Marco	Sanon, Fidele
Davis, Glenn Douglas	Losia, Romeo	Shmilo, Yana
Davis, Helene Therese	Mahmoud, Mariam	St. Jacques, Guy
Delva, Medley	Mang, Alexander	Stack, Gregory
Dmytryshyn, Halyna	Mateso, Zawadi	Stone, Marie
Dooley, Shawn	Mayer, Mathieu	Stone, Ryan
Enalkes, Adrianna	Mohammed, Belad	Sullivan, Ashley
Faleu Kouambia, Franck	Moloi, Micky	Tabu Imaniragwa, Deo
Fatoric, Denis	Moloi, Nomfanelo	Thurairajah, Balakrishnan
Faulkner, Todd	Moloi, Sipho	Tonitsoi, Vladymyr
Fleur-Aime, Obenson	Montenegro Reyna, Virginia	Van Schelven, Cole
Fournier, Paul	Mpisaunga, Mufaro	Viau, Edward
George, Thalia	Munagarutoke, Arcade	Villeneuve, Maurice
Ghataura, Simarpreet	Munkacsi, Laszlo	Wale Adebayo, Gbenga
Gracia, Junia	Mustafa, Zeyneb	Welch, Matthew
Greggs, Zoe	Mychailo, Kykyna	Zankly, Adina
Gywali, Sia	Myrlande Lefranc, Marie	Zaripour, Bitu
Gywali, Sudarshan	Ojewunmi, Elizabeth	Zaripour, Mohammad
Gywali, Sunita	Okhrym, Nadija	

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is March 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.

Rental Unit Address Name	Period of March 1, 2024 to February 28, 2025		Period of March 1, 2025 to February 28, 2026		Period of March 1, 2026 to February 28, 2027			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% 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, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
102, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
103, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
104, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
106, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
107, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
108, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
109, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	0.00%	0.00%	12	6.00%
110, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
111, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
201, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
202, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
203, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
205, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
206, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
207, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
208, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
209, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
210, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
214, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
301, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
302, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
303, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
304, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
305, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	0.00%	0.00%	12	6.00%
306, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%

Rental Unit Address Name	Period of March 1, 2024 to February 28, 2025		Period of March 1, 2025 to February 28, 2026		Period of March 1, 2026 to February 28, 2027			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% 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
307, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
308, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
310, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
311, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
312, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
314, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
401, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
402, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
403, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
404, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
405, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
406, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
407, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
408, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
409, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
410, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
411, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
412, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
414, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
501, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
502, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
503, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
504, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
505, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
506, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
507, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
508, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
509, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
510, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
511, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
512, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
514, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
601, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
602, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%

Rental Unit Address Name	Period of March 1, 2024 to February 28, 2025		Period of March 1, 2025 to February 28, 2026		Period of March 1, 2026 to February 28, 2027			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% 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
603, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
604, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
605, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
606, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
607, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
608, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
609, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
610, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
611, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
612, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
614, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
701, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
702, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
703, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
705, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
706, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
707, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
708, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
709, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
710, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
711, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
712, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
714, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
801, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
802, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
803, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
804, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
805, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
806, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
807, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
808, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
810, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
811, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%
812, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%

Rental Unit Address Name	Period of March 1, 2024 to February 28, 2025		Period of March 1, 2025 to February 28, 2026		Period of March 1, 2026 to February 28, 2027			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% 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
814, 1090 Kristin Way	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	13	8.50%

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.