



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-018638-24

In the matter of: 2385 Carling Avenue, Ottawa, ON, K2B 7G9

Between: Paramount Properties Landlord

And

Refer to attached Schedule 2 Tenants

Paramount Properties (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 April 14, 2026.

The following parties attended the hearing: the Landlord's legal representative David Lyman and the Landlord's agent Virginia Adams. Tenants of the following units were also either present or represented at the hearing: 408, 501, 504, 510, 704, 1008, 1009, and 1011. The Tenant of unit 504 left the hearing before the matter had concluded.

The Certificate of Service filed by the Landlord on March 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: Units 0607, 0706, 0806, 0810, 0811, 0903, and 1106.

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

1. The maximum rent increase above the guideline because of capital expenditures is 1.80%. This increase is for the following capital expenditures:
 - a. Emergency Generator; and
 - b. Heating and DHW Boilers.
2. Where the Landlord's application requests an increase of 1.94%, the maximum increase above the guideline for these units is 1.80%. This increase is to be taken in the first year.

3. The weighted useful life for the capital expenditures is 21 years.
4. The first effective date of the rent increase above the guideline is June 1, 2024.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 1.80% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken within the time period of June 1, 2024 to May 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 or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 120 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% and 2.50% for 2025.

Schedule 1 - Units affected by this Order:**2385 Carling Avenue, Ottawa, ON, K2B 7G9**

0101	0210	0410	0610	0809	1009
0102	0211	0411	0611	0901	1010
0103	0301	0501	0701	0902	1011
0104	0302	0502	0702	0904	1101
0105	0303	0504	0703	0905	1102
0106	0304	0505	0704	0906	1103
0108	0306	0506	0705	0907	1104
0110	0307	0507	0707	0909	1105
0111	0308	0508	0708	0910	1107
0201	0310	0509	0709	0911	1108
0202	0401	0510	0710	1001	1109
0203	0402	0511	0711	1002	1110
0204	0403	0601	0801	1003	1111
0205	0404	0604	0802	1004	
0206	0405	0605	0803	1005	
0207	0407	0606	0804	1006	
0208	0408	0608	0805	1007	
0209	0409	0609	0807	1008	

Schedule 2 - Tenants who are Affected by this Order:

Adane, Sintayehu
 Ahmed, Waqar
 Alaiya, Millicent C
 Albert, Edward L.
 Allen, Matthew
 Bahareh, Taghinia
 Bahati, Rachelle
 Balaban, Anna
 Baroud, Linda
 Beattie, Sharyn
 Bedford, Carol Anne
 Bertha Carranza, Bertha
 Betts-Rodgers, Christopher
 Bourguignon, Gordon P.
 Brookes, N.
 Bui, Han
 Campeau, Jacques
 Cavaye, Ronald
 Cheng, Jeannette Wai Kwan
 Cleary, Julie
 Coelho, Julia
 Corbin, Mercia
 Cudrig, Christopher
 Dalisay, Lorna
 Daoud, H
 Delaney, Ryan
 Dempsey, Margaret
 Desai, Jenish
 Desai, Khushboo
 Desai, Niteshkumar
 Desjardins, Yves
 Dullemond, William
 Egharevba-Omoregbe, Itohan
 Farmer, Melina
 Firas Abdelkhaleq, Firas
 Francisco, Gladys Marie
 Francisco, Helena
 Francisco, Jan Lester
 Francisco, Sean Gabriel
 Gamache, Maximilien
 Gilles Asselin, Gilles
 Gina Boctulan, Gina
 Gordon, Damion
 Graham, Miranda

Gunjala, Rinda Sai Krishna
 Gwozdecky, Olha
 Hampson, Rosemary
 Hayter, Lori Beth
 Heyworth, Sarah
 Hole, Scott
 Hough, Charles
 Hutchison, April
 Jackson, Rose Marie
 Jariwala, Jenish
 Jocelyn Cargo, Jocelyn
 Jordanne Laforet, Jordanne
 Kalinovic, Desanka
 Kamwendo, Pempho Patrick
 Karine Verch, Karine
 Khan, Naheed
 Khan, Sarah
 Khan, Yaseen
 Khan, Yaseen
 Kourramroudi, Saeid
 Kuchno, Adan
 Labelle, Stephane
 Laforet, Karen
 Lamarche, Mathieu
 Lindsay, Jeff
 Lloyd-Chartrand, Eric
 Maksymchuk, Olga
 Marilyn Stanton, Marilyn
 McMahon, Thomas
 Mcneilly, Jesse
 Melnychuk, Pricilla
 Miriguay, Ross
 Moran, Leslie
 Nelson, Laurie
 Nguyen, Cuong
 Nguyen, Kim Han
 Nguyen, Minh
 Nguyen, Tam Ngoc
 Nguyen Ngoc Kim, Thu
 Nguyen Thi Kim, Nhu
 Nickle, Andrew
 Nigam, Neha
 Orya, Hazrat Omar
 Otabashy, Raghad

Ozturk, Cansu
Pape, D.
Polowin, Linda
Pop, Delia
Pratt, Nataly
Prudhomme, Angie
Quinlan, Kaylie
Roden Sandoval, Roden
Roosen, Lori
Rudzinski, Zachary
Saada, Yazan
Seabrook, Jonathon William
Sharma, Ajush
Sharma, Tarun
Sivaramakrishnan, Keerthana
Soroichinsky, Elisa
Sousa, Joao
Stonehouse, Kimberly
Sudakov, Yuriy

Tannis, Margaret Esther
Tardioli, Claire
Terrell, Deanna
Thompson, Nancy
Thomson, Daniel Colin
Vaholiya, Chetan Bharatbhai
Van, Vinh
Vanhoughnett, Brooke
Waite, Taralee
Walsh, Gregory
Walsh, Karen
Wardy Baroud, Rose
Weir, Greg
Wheeler, Becky
Williams, Glen
Wilson, Julie
Wolski, Kenneth
Xiaolin, Li

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 the 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 the 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.