



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-000514-24

In the matter of: 101 Governor's Road, Dundas, Ontario, L9H 6L7

Between: Amelin Property Management Landlord

And

Refer to attached Schedule 2 Tenants

Amelin Property Management (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 25, 2026

The following parties attended the hearing: Landlord representatives Patty Duwyn, Kiel Baker, Landlord agent Michael Holzberg, Tenant representative for Unit 402 Kevin Stats, and numerous Tenants who represented themselves.

The Certificate of Service filed by the Landlord on January 21, 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: 103, 107, 121, 125, 130, 208, 210, 214, 221, 222, 224, 225, 302, 303, 304, 307, 308, 322, 403, 406, 414, 424, 431, 501, 502, 505, 508, 512, 605, 616, 623, 624, 626, 631, 703, 704, 709, 714, 718, 721, 724, 725, 726, and 729.

As per the Landlord's certificate of service, a number of individual Tenants were not served with the Notice of Hearing and have been removed as parties to the application.

Preliminary Issues

1. Unit 717 is not subject to this agreement and shall have a merits hearing.
2. At the hearing, Unit 719 was severed from the application. After the hearing, Unit 719 filed a post-hearing submission consisting of a duly executed consent

agreement, thereby indicating its acceptance of the terms. Accordingly, Unit 719 shall be bound by and subject to the terms of this Order.

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

3. The maximum rent increase above the guideline because of capital expenditures is 8.45%. This increase is for the following capital expenditures:
 - a. Balcony Restoration
 - b. Balcony Window and Door Replacement
4. Where the Landlord's application requests an increase of 8.63% the maximum increase above the guideline for these units is 8.45%. This increase will be as follows: 3.00% year 1, 3.00% year 2, and 2.45% year 3.
5. The weighted useful life for the capital expenditures is 16 years.
6. The first effective date of the rent increase above the guideline is April 1, 2024.
7. The Landlord or Tenants shall reconcile accounts within 180 days of this order.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 8.45% 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 3.00% within the time period of April 1, 2024 to March 31, 2025; and
 - b. The Landlord may increase the rents charged by 3.00% within the time period of April 1, 2025 to March 31, 2026; and
 - c. The Landlord may increase the rents charged by 2.45% within the time period of April 1, 2026 to March 31, 2027.
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 180 days of the date of this order.

April 16, 2026
Date Issued

Dillanique Knight
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:

101 Governor's Road, Dundas, Ontario, L9H 6L7

102	311	425	609
106	312	426	610
116	314	427	611
117	315	428	612
119	316	429	614
120	317	430	615
122	318	503	617
124	319	504	618
126	320	506	619
127	321	507	620
128	323	509	621
129	324	510	622
201	325	511	625
202	326	514	627
203	327	515	628
204	329	516	629
205	330	517	630
206	331	518	701
207	401	519	702
209	402	520	705
211	404	521	706
212	405	522	707
215	407	523	708
216	408	524	710
217	409	525	711
218	410	526	712
219	411	527	715
220	412	528	716
223	415	529	719
226	416	531	720
228	417	601	722
229	418	602	723
230	419	603	727
305	420	604	728
306	421	606	730
309	422	607	731
310	423	608	

Schedule 2 - Tenants who are Affected by this Order:

Allan, Martha	Fairman, Michael	Macdonald, Maria
Allin, Donna	Fairman, Patricia	Macdonald, William
Anderson, Bonnie	Farnsworth, Jane	Mathieson, Chris
Andrew, Joyce	Farrington, David	Mathieson, John
Baker, Elizabeth	Fotheringham, Alex	Mcconnell, Raymond
Baker, Wayne	Fotheringham, Patricia	Mccormack, David
Barria, Carlos	Fraser, Kimberly	Mcintyre, Mary
Barria, Ximena	Gallotti, Isobel	Mckenzie, Brenda
Bergsma, Lynda	Gardin, Scott	Mcmartin, Nancy
Bernier, Luc	Giannobile, Frank	Mcmillan, Michael
Biegalski, Lech	Gormley, James	Mercer, Winnie
Birdsell, Sue	Harlos, Elizabeth	Merwart, Bruce
Bolegoh, Joseph	Heimpel, Paul	Merwart, Lynn
Braga, Marianne	Hempel, Katherine	Miles, James
Brink, Anita	Hencze, Johanna	Miles, Marian
Brownell-Hurst, Nancy	Henry, Peter	Mladjenovic, Slavica
Brueya, Michelle	Hill, Gary	Monaco, Gina
Buddell, Peter	Hill, Susan	Mooney, Evelyn
Burse, David	Hinkley, Sharon	Moore, Linda
Burse, Matthew	Hollingsworth, Edward	Morris, Charles
Calcutt, June	Hopkins, Jeanne	Morris, Mary-Ann
Case, Cameron	Hopkins, Paul	Morrow, Gordon
Ceravolo, Paul	Hudson, Sheena	Moumblow, Edward
Charette, Paul	Huggins, Paul	Moumblow, Nancy
Clark, Laurie	Hurst, Timothy	Mueller, Michael
Clue, Gary	Ivanecky, Andrew	Nash, Wayne
Cohen, David	Ivanecky, Valeria	Nash, Wendy
Cook, Shawn	Ivey, David	Nelson, Tad
Cooley, Dorothy	Jasek, Miro	Norfield, Adam
Creer, Marilyn	Jones, Carol	O'connor, Wayne
Cruickshanks, Craig	Kayhan, Kazim	Osterman, Fred
Curd, Thomas	Keating, Diane	Park, Hye
Dawson, Jeannette	Kim, Yeang	Pearson, Robert
Decola, Terry	Kiss, Margaret	Petri, Helmut
Dewan, Mohammad	Kobylnski, Joseph	Prebianca, Georgina
Dick, David	Kobylnski, Valerie	Reaume, Patrick
Diefenbacher, Carol	Koszalka, David	Ritter-Hill, Karen
Douthwright, Nancy	Kuhn, Helga	Robertson, Laura
Duncan, Donna	Labranche, Carole	Robinson, Christine
Duncan, Evan	Lally, Jane	Rowan, Ron
Dunn, Steve	Lawson, Debbie	Rudlin, Louisa
Elbabour, Fatma	Lawson, Douglas	Rudlin, Robert
Elliott, Catherine	Lethbridge, Gerry	Schroeder, Frank
Enright, Barbara	Livesey, Cynthia	Scott, Constance

Sepa, Mike
Shaughnessy, Gillian
Shaw, Amanda
Shedletzky, Paula
Shore, Shirley
Silke, Helen
Smith, Carol
Smith, Vince
Snajdman, Hershel
Snajdman, Joanna
Somerville, Evelyn
Somerville, Robert
Sorowsky, Thomas
Spark, Anne
St Michael, Sandra

Strakosha, Irena
Szeredi, Bonnie
Szpirglas, Abe
Taylor, Jacob
Taylor, Jimmie
Taylor, Sharon
Thomas, George
Thornborrow, Elwin
Thornborrow, Steve
Vaillant, Jeannette
Vaillant, Marilyn
Venuk, Fred
Vickerson, Anna
Waldie, Anne
Walton, Jason

Weglewski, Jerzy
Wells, Bonnie
Werner, Ernest
Wheeler, Jennifer
Wheeler, Shane
Wheeler, Susan
Wilkinson, Deb
Wilkinson, Rodney
Wilson, Iris
Winch, John
Woods, Justin
Xue, Wenjing
Zhai, Kui
Zolinski, Diane

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.