Order under Section 126
Residential Tenancies Act, 2006

File Number: LTB-L-060199-23

In the matter of:	2 Treewood Street, Toronto, Ontario, M1P 3J3	
Between:	Poplar Plains Investments Ltd. c/o Briarlane Rental Property Management Inc.	Landlord
	and	
	Refer to attached Schedule 2	Tenants

Poplar Plains Investments Ltd. c/o Briarlane Rental 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 (CMH) took place by videoconference on March 5, 2026.

The following parties attended the hearing: The Landlord's representative, Rachel Mazur, the Landlord's agent, Erinda Shehu, several Tenants and/or their representatives.

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

1. The maximum rent increase above the guideline because of capital expenditures is 0.60.%. The Landlord's application is for the following capital expenditures:

    a. Common Area Painting;
    b. Concrete Curbs and Sidewalks;
    c. Riser and Valve Replacement;
    d. Automatic Door Operators;
    e. Fire Rated Door; and
    f. Recycling Bin.

2. Where the Landlord's application requests an increase of 0.76%, the maximum increase above the guideline for these units is 0.60%. This increase is to be taken in the first year.

3. Where the Landlord's application requests an increase of 0.73%, the maximum increase above the guideline for these units is 0.59%. This increase is to be taken in the first year.

4. The weighted useful life for the capital expenditures is as specified on Schedule 3.

5. The first effective date of the rent increase above the guideline is October 1, 2023.

6. 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.

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 120 days of the date of this order.

April 30, 2026
Date Issued

____
Nancy Fahlgren
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. Any part of the ordered increase that is not taken within the time period specified cannot be added to subsequent rent increases in subsequent time periods.

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 2023 is 2.5% and for 2024 is 2.5%.

Schedule 1 - Units affected by this Order:

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Schedule 2 - Tenants who are Affected by this Order:

Abdukhalilov, Roostam
Ahmad, Riaz
Ahmadi, Wahidullah
Ahmed, Iqbal
Alam, Zubair
Alcantara, Maria
Ali, Fasel
Ali, Mir Mukeeth
Ali, Mohammed Zubair
Alli, Hameed
Antan Ajantharaj, Hairoon Aahira
Anwar, Nasir
Anwari, Mohammad Sadiq
Anwari, Nasrin
Arif, Shehzad
Ayub, Shehryar
Ayub, Shehryar
Azizi, Waheedullah
Balakrisnan, Mugunthan
Banawa, Maria Belen
Bhaiyat, Aslam
Bhaiyat, Hajra
Bhaiyat, Sumaiya
Bhanabhai, Mahmed M.
Bhutawala, Sabiha Abdul Haq
Bulbuliya, Abdul Basit
Bulbuliya, Ismail
Butler, David
Campbell, Vernon
Chhela, Soyab Iqbal Umarji
Chowdhury, Rifaat Hassan
Dahoma, Abdulhalim
DePooter, Lucelia Shelley
Farhat, Ramin
Farooq, Mohammed
Fatima, Ghulam
Fitter, Humera Nasar
Fitter, Mohammad Nasirbhai
Florin, Florin
Gani, David Darren
Ganiev, Khurshid
Garden, Jeanie V.
Gaspar, Abbie
Gatmen, Merly
Ghulam, Farooq
Gouveia, Nelia
Hafeji, Kasuji Raesa-Yunus
Hami, Syed Javed
Hansrod, Sahidahmed
Hansrod, Yusufamin
Harnet, Maxine
Harnett, Shawn
Hussain, Syed Wahed
Hussaini, Mirwais
Ismail, Manjra Rashidahmed
Jahan, Nazu
Kaji, Soeb
Kakar, Fraidoon
Kapadia, Faizal
Katkoori, Mounika
Khan, Abdul Qayyum-Sardar
Khan, Diane
Khan, Mohammed Hujjathullah
Kothdiwala, Aabed Ismail
Koya, Suleman Ahmed
Madhireddy, Swetha
Maha, Riyas
Mailik, Imran Mumtaz
Mankrod, Mohamed Umar
Martin, Kimberlee Ann
Mitchell, Margaret
Monces, Florante
Muhammad, Kalim Akhtar
Muneer, Ahmed
Munyakazi, Aline
Nadeem, Zamir Ui-Hussan
Navaratham, Murukathas
Ndahonjoka, Speciose
Nurgat, MahmadYusuf
Patel, Ibrahim
Patel, Mohmed
Patel, Sufiyan Daudbha
Patel, Usmangani
Peters, Hans
Pushpananthan, Sumitha
Randera, Atiyyah Mahmed
Randera, Fauziyyah Mohammed Farooq
Randera, Hujaifa Ebrahim
Randera, Mahmed Ebrahim
Randera, Mohmed
Riaz, Husnain
Rouf, Nehal A.
Russel, Mathew
Samahi, Iyoob
Sanoordeen, Refaideen
Shaheen, Farah
Sidat, Mahmad Yusuf
Tahseen, Zeeshan
Thavanesan, Rasiah
Thompson, Thomas
Toney, Rajmattie
Ullah, Sami
Vigneswaran, Vivehy
Wardak, Wahid
Yahya, Muhammad

Schedule 3 - Ordered Rent Increase Above the Guideline
First Effective Date of Rent Increase in this Order is October 1, 2023
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. October 1, 2023 to September 30, 2024

For the period, October 1, 2023 to September 30, 2024				
Rental Unit Address Name	**% inc for Cap Exp (Max 3%)**	**Total Increase (Excludes Guideline)**	**Weighted Useful Life**	**Total % for Cap Exp**
102, 2 Treewood Street	0.59%	0.59%	13	0.59%
103, 2 Treewood Street	0.59%	0.59%	13	0.59%
104, 2 Treewood Street	0.59%	0.59%	13	0.59%
105, 2 Treewood Street	0.59%	0.59%	13	0.59%
106, 2 Treewood Street	0.59%	0.59%	13	0.59%
107, 2 Treewood Street	0.59%	0.59%	13	0.59%
108, 2 Treewood Street	0.59%	0.59%	13	0.59%
109, 2 Treewood Street	0.59%	0.59%	13	0.59%
110, 2 Treewood Street	0.59%	0.59%	13	0.59%
111, 2 Treewood Street	0.59%	0.59%	13	0.59%
201, 2 Treewood Street	0.59%	0.59%	13	0.59%
202, 2 Treewood Street	0.59%	0.59%	13	0.59%
203, 2 Treewood Street	0.59%	0.59%	13	0.59%
204, 2 Treewood Street	0.59%	0.59%	13	0.59%
205, 2 Treewood Street	0.59%	0.59%	13	0.59%
206, 2 Treewood Street	0.59%	0.59%	13	0.59%
208, 2 Treewood Street	0.59%	0.59%	13	0.59%
209, 2 Treewood Street	0.59%	0.59%	13	0.59%
210, 2 Treewood Street	0.59%	0.59%	13	0.59%
211, 2 Treewood Street	0.59%	0.59%	13	0.59%
212, 2 Treewood Street	0.59%	0.59%	13	0.59%
301, 2 Treewood Street	0.59%	0.59%	13	0.59%
302, 2 Treewood Street	0.59%	0.59%	13	0.59%
303, 2 Treewood Street	0.59%	0.59%	13	0.59%
304, 2 Treewood Street	0.59%	0.59%	13	0.59%
305, 2 Treewood Street	0.59%	0.59%	13	0.59%
306, 2 Treewood Street	0.59%	0.59%	13	0.59%
307, 2 Treewood Street	0.59%	0.59%	13	0.59%
308, 2 Treewood Street	0.59%	0.59%	13	0.59%

For the period, October 1, 2023 to September 30, 2024				
Rental Unit Address Name	**% inc for Cap Exp (Max 3%)**	**Total Increase (Excludes Guideline)**	**Weighted Useful Life**	**Total % for Cap Exp**
309, 2 Treewood Street	0.59%	0.59%	13	0.59%
310, 2 Treewood Street	0.59%	0.59%	13	0.59%
311, 2 Treewood Street	0.59%	0.59%	13	0.59%
312, 2 Treewood Street	0.59%	0.59%	13	0.59%
401, 2 Treewood Street	0.59%	0.59%	13	0.59%
402, 2 Treewood Street	0.59%	0.59%	13	0.59%
403, 2 Treewood Street	0.59%	0.59%	13	0.59%
404, 2 Treewood Street	0.59%	0.59%	13	0.59%
405, 2 Treewood Street	0.59%	0.59%	13	0.59%
406, 2 Treewood Street	0.59%	0.59%	13	0.59%
407, 2 Treewood Street	0.59%	0.59%	13	0.59%
408, 2 Treewood Street	0.59%	0.59%	13	0.59%
409, 2 Treewood Street	0.59%	0.59%	13	0.59%
410, 2 Treewood Street	0.60%	0.60%	12	0.60%
411, 2 Treewood Street	0.59%	0.59%	13	0.59%
412, 2 Treewood Street	0.59%	0.59%	13	0.59%
501, 2 Treewood Street	0.59%	0.59%	13	0.59%
502, 2 Treewood Street	0.59%	0.59%	13	0.59%
503, 2 Treewood Street	0.59%	0.59%	13	0.59%
504, 2 Treewood Street	0.59%	0.59%	13	0.59%
505, 2 Treewood Street	0.59%	0.59%	13	0.59%
506, 2 Treewood Street	0.59%	0.59%	13	0.59%
507, 2 Treewood Street	0.59%	0.59%	13	0.59%
508, 2 Treewood Street	0.59%	0.59%	13	0.59%
509, 2 Treewood Street	0.59%	0.59%	13	0.59%
510, 2 Treewood Street	0.59%	0.59%	13	0.59%
511, 2 Treewood Street	0.59%	0.59%	13	0.59%
512, 2 Treewood Street	0.59%	0.59%	13	0.59%
601, 2 Treewood Street	0.59%	0.59%	13	0.59%
602, 2 Treewood Street	0.59%	0.59%	13	0.59%
603, 2 Treewood Street	0.59%	0.59%	13	0.59%
604, 2 Treewood Street	0.59%	0.59%	13	0.59%
605, 2 Treewood Street	0.59%	0.59%	13	0.59%
606, 2 Treewood Street	0.59%	0.59%	13	0.59%
607, 2 Treewood Street	0.59%	0.59%	13	0.59%

For the period, October 1, 2023 to September 30, 2024				
Rental Unit Address Name	**% inc for Cap Exp (Max 3%)**	**Total Increase (Excludes Guideline)**	**Weighted Useful Life**	**Total % for Cap Exp**
608, 2 Treewood Street	0.59%	0.59%	13	0.59%
609, 2 Treewood Street	0.59%	0.59%	13	0.59%
610, 2 Treewood Street	0.59%	0.59%	13	0.59%
611, 2 Treewood Street	0.59%	0.59%	13	0.59%
612, 2 Treewood Street	0.59%	0.59%	13	0.59%
701, 2 Treewood Street	0.59%	0.59%	13	0.59%
702, 2 Treewood Street	0.59%	0.59%	13	0.59%
703, 2 Treewood Street	0.59%	0.59%	13	0.59%
704, 2 Treewood Street	0.59%	0.59%	13	0.59%
705, 2 Treewood Street	0.59%	0.59%	13	0.59%
706, 2 Treewood Street	0.59%	0.59%	13	0.59%
707, 2 Treewood Street	0.59%	0.59%	13	0.59%
708, 2 Treewood Street	0.59%	0.59%	13	0.59%
709, 2 Treewood Street	0.59%	0.59%	13	0.59%
710, 2 Treewood Street	0.59%	0.59%	13	0.59%
711, 2 Treewood Street	0.60%	0.60%	12	0.60%
712, 2 Treewood Street	0.59%	0.59%	13	0.59%

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 2023 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 2023 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.