



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-000499-24

In the matter of: 192 Sykes Street North, Meaford, Ontario, N4L 1S7

Between: Bay Vista Apartments c/o Kinvara Court Apartments Inc. Landlord

and

Refer to attached Schedule 2 Tenants

Bay Vista Apartments c/o Kinvara Court Apartments Inc. (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 representative Paul Cappa, Landlord Agent Phil Deschenes, and numerous Tenants who represented themselves.

The Tenants of the following units were not served with the Notice of Hearing and have been removed as parties to the application: 102A, 103A, 108A, 110A, 204A, 207A, 253B, and 254B.

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

1. The maximum rent increase above the guideline because of capital expenditures is 4.93%. This increase is for the following capital expenditures:
 - a. Elevator Mobilization; and
 - b. Eaves-trough & Downspout Replacement.
2. Where the Landlord's application requests an increase of 4.96%, the maximum increase above the guideline for these units is 4.93%. This increase is to be taken as follows: 3.00% in the first year; and 1.93% in the second year.
3. The weighted useful life for the capital expenditures is 15 years.
4. The first effective date of the rent increase above the guideline is February 1, 2025.
5. The Landlord or Tenants shall reconcile accounts within 60 days of this order.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 4.93% 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 February 1, 2025, to January 31, 2026; and
 - b. The Landlord may increase the rents charged by 1.93% within the time period of February 1, 2026, to January 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 60 days of the date of this order.

April 30, 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 2025 is 2.50% and for 2026 is 2.1%.

Schedule 1 - Units affected by this Order:

101A
104A
105A
106A
107A
109A
111A
151B
152B
153B
201A
202A
203A
205A
206A
208A
251B
252B
255B
301A
302A
303A
304A
305A
351B
352B
353B
354B

Schedule 2 - Tenants who are Affected by this Order:

Allen, Margaret
Armstrong, Elizabeth
Ashby, Elizabeth
Ashby, William
Barbuto, Janice
Carpenter, Shirley
Clock, Marie
Damsell, Ann
Dignard, Timothy
Donkervoort, Joanne
Drover, Kelly
Flack, Susan
Gallagher, Cathy
Jansen, David
Lewis, Jack
Lewis, Sandra
Lightbody, Hugh
Linner, Mary-Lynn
Lowes, Kelly
Martin, Joan
Mather, Lois
McKenzie, John
McKenzie, Judy
McNichol, Marlys
Nobes, Marlene
Richards, Eileen
Ruppel, Bob
Samson, Ann
Samson, Norman
Schell, Brandon
Stewart, Kyle
Thomson, Patricia
Thomson, Steven
Van, Schie Betty
Walker, Marie
Wass, Bradley
Zaitz, Denim

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 2025 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 2025 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.