



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-048352-23

In the matter of: 1780 Eglinton Avenue East, Toronto, Ontario, M4A 2T2

Between: 547622 Ontario Limited Landlord

and

Refer to attached Schedule 2 Tenants

547622 Ontario Limited (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 March 3, 2026.

The following parties attended the hearing: Heather Waese – Landlord's Legal Representative; Jennifer Luis – Coordinator of Asset Management; Jody Baker – Senior Property Manager; Patricia DeGasperi – Director of Operations; and several Tenants.

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

1. The maximum rent increase above the guideline because of capital expenditures is 2.30%. This increase is for the following capital expenditures:
 - a. Roof replacement; and
 - b. Wall repairs.
2. Where the Landlord's application requests an increase of 2.43%, the maximum increase above the guideline for these units is 2.30%. This increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 1.63%, the maximum increase above the guideline for these units is 1.55%. This increase is to be taken in the first year.
4. The weighted useful life for the capital expenditures is 15 years.
5. The first effective date of the rent increase above the guideline is September 15, 2023.

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 30, 2026
Date Issued

Angela McLaughlin
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 2.50% and for 2024 is 2.50%.

Schedule 1 - Units affected by this Order:

1	305	422	614	805
2	306	423	615	806
3	307	424	616	807
4	309	425	617	809
111	310	501	618	810
112	311	502	619	811
115	312	503	620	812
118	314	504	621	815
119	315	507	622	816
120	317	508	623	817
122	318	509	624	818
201	319	510	625	819
202	320	511	626	820
203	321	512	701	821
205	322	514	702	822
206	323	515	703	823
207	324	516	704	824
209	325	517	706	825
210	326	518	707	826
211	401	519	708	901
212	402	520	709	902
214	403	521	710	903
215	404	523	711	904
216	405	524	714	906
217	406	525	715	907
218	408	526	716	908
219	409	601	717	909
220	410	602	719	910
221	411	603	720	911
222	412	604	721	912
223	414	606	722	924
224	415	607	723	925
225	416	608	725	926
301	417	609	801	
302	419	610	802	
303	420	611	803	
304	421	612	804	

Schedule 2 - Tenants who are Affected by this Order:

Canadian Mental Health Association	Custodio, Lynn
Abate, Alemtsehay	Damji, Shalina
Abdi, Yoseph Tiruneh	Dhroliya, Mohammed Faizal
Abdulwahid, Ibrahim	Diessel, Sandra
Adam, Amina Tou	Downey, Paige
Afanase, Robert	DSouza, Albert
Afanase, Virginia	Eaton, Tina-Charlene
Ali, Samira	Ekwulugo, Audra
Ali Yar, Doulat Bibi	Elbert, Konrad
Allen, Andrea	Elder, Linda
Allen, Nh'Shaun	Eshete, Tiruwork
Amouzadeh, Siavash	Fantu, Eleni
Anand Sagar, Balaji	Fedorenko, Andriy
Anes, Gustavo	Felix Gonzalez, David
Balkaran, Anderson	Felix Gonzalez, Livier Noemi
Ball, Shelly Ann	Feliz Oviedo, Jeison
Bano, Laura	Ferrereira Santos, Luisa Fernanda
Baquero, Juan Pablo	Flores Garcia, Raquel
Barcellano, Cristina	Forero, Claudia
Barcellano, Noe	Francis, Darin James
Barlow, Richard	Ganiyul, Taophic
Bauckham, Linda	Garden, Amanda
Bautista, Damian	Gawade, Krishna
Baxter, Arlene S.	Ghanizada, Anisa
Baxter, Cheyanne Ocean	Ghanizada, Tajuddin
Baylosis, Tiana	Gonzalez, David
Beaupre, Annette	Gopalan, Vineeth
Bermudez, Alejandro	Govere, Godfrey
Bermudez Barroso, Erick Alejandro	Govia, Mikhail
Berrada, Hakima	Haidary, Alina
Biru, Endale	Hall, Ronald
Boyle, Steven	Hanomansingh, Andrew
Brown, Isha	Harbin, Chenique
Budhooram, Patricia	Harripaul, Raffia
Cadogan, Shirley	Harvey, Natanya
Castella, Jose Antonio Castellanos	Hassani, Shahram
Choudary, Mohammad	Hendrie, Crystal
Cianca Betancourt, Elvira	Hockley, Keith
Cleary, John	Homer-Vanniasinkam, Maurice
Cockrane, Lora	Howard, Adam
Collante, Cirilo Jr.	Ibrahim, Jamil
Collantes, Ana	Islam, Manirul
Cowie, Keyawna Grace	Issac, Triju
Cowles, Jacquelyn Rene	Jiru, Mekdes
Crawford, Kimberly	Johnson, Donna

Jordan, Shemanii Darnell
 Joseph, Terrance
 Kahsay, Elelta
 Kamukama, Mercy
 Kangalee, Marie
 Kangalee, Peter
 Katsidzira, Tatenda
 Keigher, Felim
 Kernoghan, Angela
 Kernoghan, Robert
 King, Russell
 Kistindeg, Mary
 Kombiah, Vijayakumar
 Konduru, JohnPaul
 Krendler, Andrzej
 Lance, David
 Leaford, Bianca
 Leafords, Steve
 Leafords, Virna
 Leotaud, Bertrand
 Leotaud, Joanne
 Lopez, Gustavo
 Lunau, David
 MacDonell, Stephen
 Mackey, Lashan
 MacNaughton, Matthew
 Mahalingam, Mahalakshmi
 Majico Sayritupac, Angel Joseph
 Malig, Mary
 Mangosing, Anelyn Hiquiana
 Manuel, Nieva Anne
 Maqsoodi, Khairullah
 Maqsoodi, Mirwais
 Maqsoodi, Tawoos
 Marsman, Jamal Lamont
 Marsman, Joan Cecila
 Martyn, Emmanuel
 Mclean, Erika
 McMullen, Trent
 Mehta, Mayank
 Mejico Antas, Angel Martin
 Mendes, Denise
 Mendes, Sharon
 Mengestu, Samson
 Merana, Lamberta
 Meszaros, Eva

Meza Castellanos, Rosa Maria
 Miyai, Carol
 Mohammad, Shabaz Mahfooz
 Mohammadi, Ali Reza
 Mohammadi, Hasan Reza
 Mohammadi, Zakia
 Mohammed, Aleem
 Moideen Abdul Kather, Sahanas
 Morara, Faith Kemunto
 Moshood, Hibola Kikelomo
 Moshood, Taiwo Mosiru
 Munga, Marthe
 Munjoma, Tapuwa
 Murphy, Lisa
 Murugiah, Yeogesvary
 Mustard, Jon
 Nathoo, Falzana
 Nathoo, Rahim
 Neale, Dianne
 Neale, Wiliam
 Negash, Amanuel
 Nelmidia, Romeo
 Newman, Sara Esther
 Nguyen, Andrew
 Nguyen, Quynh
 Nnorom, Ejiroghene
 Nyakundi, Michael
 Ogbe, Zeahainesh
 Ojesola, Oladunmade Monica
 Opoku, Frances
 Opoku, Mary
 Oponda, Arlene S.
 Padilla, Gloria
 Page, Allan Charles
 Paju, Ray
 Palmer, Leroy Glen
 Pandopulos, Louie
 Pandopulos, Valentina
 Panjehbandpour, Saber
 Pavendiran, Mathavy
 Pedersen, Julie
 Pentzos, Eleni
 Petrone, Michael
 Pop, Alissa Elena
 Pottinger, Sereika
 Puppala, Raj Kumar

Racz, Jozsef
Ramcarran, Roy
Ramsay, Zalika
Rangel R., Ydelma
Ranger, Bruce
Rawat, Mukesh
Reece, Tasha
Reimer, Gerhard
Ronduen, Ezzelle Joy
Ronduen, Jerald
Roshan, Bizhan
Rowe, Cemone
Sajka, Agnieszka Minika
Salonga, Norma
Salonga-Olivera, Susan
Samuel, Ayola
Sanchez Navarro, Armando
Sankarsingh, Sonia
SantaMaria, Patricia
Sarfraz, Samina
Scarlett, Reynoldo
Scavuzzo, Jerod
Scott, Andre Leighton
Selvarajah, Piratheepan
Shakir, Nazifa
Shakirullah, Shakir
Shane, Ghafurean
Sharon, Ettienne
Shortell, Nancy
Smallwood, Earl
Smallwood, Judy
Smallwood, Michelle
Sohail, Muhammad
Solnik, Brenda Lee
Somers, Joel

Somers, Jordan
Sorakkapet Anbalagan, Vinoth Kumar
Stephenson, Jason
Stevens, Rocio
Stewart, Tamika
Strickland, Daniel
Swimmer, Kereen Alecia
Sy, Ivy Lo
Szyjka, Robert
Tawfik, Abdelfattah Ashraf
Thirupathi, Malyala
Thorne, Shanise
Thurston, Dekeria
Tomlin, Nancy
Torres Landavazo, Efren
Tosaria, Samarth
Trivedi, Yogendra
Tsekareas, Katherine
Tumuhaise, Bettina Beatri
Ucab, Hansen
Vadakkan Jose, Baiju
Whelan, Josephine
Whelan, Mary Catherine
Wiech, Samantha
Willett, Sean
Williams, Esther
Williams, Kellie
Willock, Adira
Wong, Stephen
Wray, Camille
Yalavac, Kemal Yagiz
Yeates, Virginia Veronica
Yorrick, Jason
Zarate, Edwina
Zarian Dero, Mahkameh

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is September 15, 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.

For the period of September 15, 2023 to September 14, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
2, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
3, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
4, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
111, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
112, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
115, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
118, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
119, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
120, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
122, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
201, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
202, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
203, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
205, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
206, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
207, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
209, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
210, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
211, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
212, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
214, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
215, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
216, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
217, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
218, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
219, 1780 Eglinton Avenue East	1.55%	1.55%	15	1.55%
220, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
221, 1780 Eglinton Avenue East	1.55%	1.55%	15	1.55%

For the period of September 15, 2023 to September 14, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
222, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
223, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
224, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
225, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
301, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
302, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
303, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
304, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
305, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
306, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
307, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
309, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
310, 1780 Eglinton Avenue East	1.55%	1.55%	15	1.55%
311, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
312, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
314, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
315, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
317, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
318, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
319, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
320, 1780 Eglinton Avenue East	1.55%	1.55%	15	1.55%
321, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
322, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
323, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
324, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
325, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
326, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
401, 1780 Eglinton Avenue East	1.55%	1.55%	15	1.55%
402, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
403, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
404, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
405, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
406, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
408, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
409, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%

For the period of September 15, 2023 to September 14, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
410, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
411, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
412, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
414, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
415, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
416, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
417, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
419, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
420, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
421, 1780 Eglinton Avenue East	1.55%	1.55%	15	1.55%
422, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
423, 1780 Eglinton Avenue East	1.55%	1.55%	15	1.55%
424, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
425, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
501, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
502, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
503, 1780 Eglinton Avenue East	1.55%	1.55%	15	1.55%
504, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
507, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
508, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
509, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
510, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
511, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
512, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
514, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
515, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
516, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
517, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
518, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
519, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
520, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
521, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
523, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
524, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
525, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%

For the period of September 15, 2023 to September 14, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
526, 1780 Eglinton Avenue East	1.55%	1.55%	15	1.55%
601, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
602, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
603, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
604, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
606, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
607, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
608, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
609, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
610, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
611, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
612, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
614, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
615, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
616, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
617, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
618, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
619, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
620, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
621, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
622, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
623, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
624, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
625, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
626, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
701, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
702, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
703, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
704, 1780 Eglinton Avenue East	1.55%	1.55%	15	1.55%
706, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
707, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
708, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
709, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
710, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
711, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%

For the period of September 15, 2023 to September 14, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
714, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
715, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
716, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
717, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
719, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
720, 1780 Eglinton Avenue East	1.55%	1.55%	15	1.55%
721, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
722, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
723, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
725, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
801, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
802, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
803, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
804, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
805, 1780 Eglinton Avenue East	1.55%	1.55%	15	1.55%
806, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
807, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
809, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
810, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
811, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
812, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
815, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
816, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
817, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
818, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
819, 1780 Eglinton Avenue East	1.55%	1.55%	15	1.55%
820, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
821, 1780 Eglinton Avenue East	1.55%	1.55%	15	1.55%
822, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
823, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
824, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
825, 1780 Eglinton Avenue East	1.55%	1.55%	15	1.55%
826, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
901, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
902, 1780 Eglinton Avenue East	1.55%	1.55%	15	1.55%

For the period of September 15, 2023 to September 14, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
903, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
904, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
906, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
907, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
908, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
909, 1780 Eglinton Avenue East	1.55%	1.55%	15	1.55%
910, 1780 Eglinton Avenue East	1.55%	1.55%	15	1.55%
911, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
912, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
924, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
925, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%
926, 1780 Eglinton Avenue East	2.30%	2.30%	15	2.30%

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.