



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-052279-24

In the matter of: 239 Craig Henry Drive, Ottawa, ON, K2G 5V1

Between: Minto Multi-Res Income Partners 1, LP Landlord

and

Refer to attached Schedule 2 Tenants

Minto Multi-Res Income Partners 1, LP (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 9, 2026.

The following parties attended the hearing: Landlord Representative – David Lyman, Landlord Agent – Samantha Bush, Tenants from Units 111, 201, 316, 414. The Tenants from 318 were present for part of the hearing but left before the mediation began.

The Certificate of Service filed by the Landlord on February 13, 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: 112, and 305.

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

1. The maximum rent increase above the guideline because of capital expenditures is 1.36%. This increase is for the following capital expenditures:
 - a. Balcony repairs;
 - b. Water efficient showerheads;
 - c. Unit door thresholds;
 - d. Parking bollards; and
 - e. Asphalt repairs.
2. Where the Landlord's application requests an increase of 1.67%, the maximum increase above the guideline for these units is 1.36%. This increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 1.47%, the maximum increase above the guideline for these units is 1.20%. This increase is to be taken in the first year.

4. Where the Landlord's application requests an increase of 1.04%, the maximum increase above the guideline for these units is 1.03%. This increase is to be taken in the first year.
5. The weighted useful life for the capital expenditures is as specified on Schedule 3.
6. The first effective date of the rent increase above the guideline is October 1, 2024.

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

Helen Giannini
Helen Giannini
Dispute Resolution 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 the Tenant 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 2024 and for 2025 is 2.50%.

Schedule 1 - Units affected by this Order:

101	302
102	303
103	304
104	306
106	307
107	308
108	309
109	310
111	311
113	312
114	313
201	314
202	315
203	316
204	317
205	318
206	401
207	402
208	403
209	404
210	406
212	408
213	410
214	411
215	412
216	413
217	414
218	416
301	

Schedule 2 - Tenants who are Affected by this Order:

Alkhouri, Rawad	O'Brien, Bill
Alrefai, Ahmad	Pardo, Libera
Amami, Fahima	Patel, Umang
Anderson, Victoria	Payne, Shawn
Astaoui, Malika	Popal, Mohammed
Bawden, Nicholas	Popal, Tahira
Beach, Amber	Popowicz, Peter
Brooks, Gordon	Pratt, Todd
Bruyere, Richard	Renault, Marc
Casselman, Jack	Richard, Shaughnessy
David, Michael	Saracoglu, Levent
Dawson, Jennifer	Sharma, Anmol
Dutrisac, Diane	Sharma, Tanvi
Ebba, Mergitu	Shorthouse, Jennifer
Farah, Alain-Charbel	Simkins, Vernon
Fortier, Andrew	Smith, Judy
Gonzalez, Sandra Rabago	Smith, Laurence
Goodman, Howard	Spencer, Christina
Goodman, Rhonda	Spencer, Margaret
Guillaume, Daniel	Starkey, Judith
Hawley, Russel	Stewart, Andrea
Heinricks, Jay	Taylor, Stacey
Hobbs, Timothy	Tearr, Ariene
Holden, Jacob	Tuo, Nalougo David
Holmes, Christopher	Tuo, Tiorna Joël
Hughes, Joshua	Ufene, Ofeoritse
Iwudibia, Onyebuchi	Veledar, Adela
Kasparian, Celine Berge	Viner, Tami
Lali, Sosan	Vora, Ayush
Lee, Heejin	Waite, Dylan
Mcguigan, Erin	Walker, Douglas
Mcintyre, Ashley	Walker, Judith
McLeese, Mary Ellen	Walker, Raymond
Meek, Catherine	Wheatland, Louise
Megalaa, Youssef	Yergawossen, Eshetu
Misigaro, Jacqueline	

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is October 1, 2024**

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 October 1, 2024 to September 30, 2025				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
101, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
102, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
103, 239 Craig Henry Dr	1.03%	1.03%	10	1.03%
104, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
106, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
107, 239 Craig Henry Dr	1.03%	1.03%	10	1.03%
108, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
109, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
111, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
113, 239 Craig Henry Dr	1.03%	1.03%	10	1.03%
114, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
201, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
202, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
203, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
204, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
205, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
206, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
207, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
208, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
209, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
210, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
212, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
213, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
214, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
215, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
216, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
217, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
218, 239 Craig Henry Dr	1.03%	1.03%	10	1.03%
301, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
302, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
303, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
304, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
306, 239 Craig Henry Dr	1.03%	1.03%	10	1.03%

For the period of October 1, 2024 to September 30, 2025				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
307, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
308, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
309, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
310, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
311, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
312, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
313, 239 Craig Henry Dr	1.03%	1.03%	10	1.03%
314, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
315, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
316, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
317, 239 Craig Henry Dr	1.03%	1.03%	10	1.03%
318, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
401, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
402, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
403, 239 Craig Henry Dr	1.03%	1.03%	10	1.03%
404, 239 Craig Henry Dr	1.03%	1.03%	10	1.03%
406, 239 Craig Henry Dr	1.20%	1.20%	11	1.20%
408, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
410, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
411, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
412, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
413, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
414, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%
416, 239 Craig Henry Dr	1.36%	1.36%	11	1.36%

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 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 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 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 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.