



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-090135-23

In the matter of: 11-45 Deerfield Drive, Nepean, ON, K2G 3R7

Between: MINTO PROPERTIES INC. Landlord

and

Refer to attached Schedule 2 Tenants

MINTO PROPERTIES 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 December 16, 2025.

The following parties attended the hearing on behalf Landlord: Mr. David Lyman, Landlord representative, Ms Simper., Landlord agent.

The following Tenants attended the hearing: Unit 19C, Mr. Lukus; unit 27F, Ms. Ferioui; unit 13C, Mr. Collins; unit 11E, Mr. Ngendo; unit 35C, Eskefs, Ghazi.H; Iman Alrubaey, Housing case support and interpreter for unit 35C.

The Certificate of Service filed by the Landlord on November 13, 2025, indicates that some rental units listed in the application were not served with the application and notice of hearing. The LTB 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: A-17 Deerfield Drive and F-39 Deerfield Drive.

The Certificate of Service filed by the Landlord on November 13, 2025, indicates that some Tenants listed in the application were not served with the application and notice of hearing. The Board shall therefore amend the application by removing these Tenants. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to the following Tenants: Richard Reahiel, Laura Sweet, Gusun Cafar, Enam Alhawas, Beyen Alhawas, Sibel Alhawas, Muhammed Alhawas, Salih Alhawas, Suruk Alhawas, Omer Alhawas, Sedim Alhawas, Kenneth Forgie, Arun Chanasekharan Nair, Melissa Mascarenhas, Akshay Kadam, Sikahanya Sundaram, Akash Mehta, Rhythm Aggarwal, Voctoire Mugisha, Jordan Christina Ngendo, Jephte Ngendo, Mahad Ali, Amina Ali, Ubah Yussuf, Hunter Clayton, Jimmy Coursey, Anew Dorcas, Linda Coates, Siobhan Walton, Charlotte Benton, James Bayes, Benjamin Martins, Tracey Bruce, Prabhjot Singh Khalon, Jashandeep Singh, Marshnam Arora, Tamanna Singh, Anchal Gupta, Devanshi Desai, Namandeep Singh, Samruddhee Joshi, Rozer Matto, Sahil Saiyed, Liban Warsame, Parth Arora, Aurora Sushenk, Venkatesh Nimbalkar, Anna Mary Joseph, John Baby, Sreelakshmi Kizhakayil Baiju, Jain Johns, Muhammed Saved Perincheri,

Christopher Grey, Izzabella Nadon-Grey, Keirabella Nadon-Grey, Arriyabella Nadon-Grey, Emma Grey, Sergii Makarov, Achim Mitterand, Robin Whiteman, Keisha Allen, Keon Allen, Lynn Tran, Diana Yu, Malachi Storie, Jeriah Norlock, Zachary Lukus, Miranda Lukus, Jacob Lewis Darnell, Ryan MacIntyre, Gerry Blundon, Stephanie Ranger, Beatrice Masala, Sukhdeep Kaur, Rajwinder Kaur, Ekta Singla, David Mendez, Vanessa Castano, Amber Gilmour, Nick Dufrense, Sheenam Vashist, Eva Arora, Ishita Kohlt, Benjamin Tunney, Matilda Tunney, Alexane Tunney, Camilla Tunney, Giyan Gigi, Varsha Elizabeth Joseph, Anusha Dileep, Akhila Mangattuparambil Muraleedaran, Aneena Rose, Amrutha Krishna, Sana Mariyam Sabu, Sibi Vijayan, Stephen Kendall, Rebecca Kendall, Damian Kendall, Kim Kendall, Austin Stanley, Stuart Labelle, Shanu Shanu, Varsha Varsha, James Covey, Wesley Gergery, Vandan Patel, Lucky Manojkumar Patel, Subham Patel, Mohit Upadhyay, Rasleen Kaur, Alyssa Belleau, Keith Belleau, Athena Macleod, Trey Turner, Bailey Turner, Paul McDougall, Kawthar Ferioui, Amina Ferioui, Mohamed Amine Ferioui, Luis Salvo-Soto, Devin O'Neill, Divnain Kaur, Nidhi Sharma, Ghulam Haydari, Shah Bibi Haydari, Amruddin Haydari, Mohammedin Haydari, Seyfeddin Haydari, Zeyneb Haydari, Maryam Haydari, Andy Muka, Flory Muka, Princess Muka, Joey Dehaan, Lilth Smith Poile, Liam MacLeod, Cara-Lee Lewis, Abhinandh Suresh, Alan Jos, Ashbel Benjamin Samuel, Jim Roberts, Hodo Ahmed, Faisal Ahmed, Asad Sheikh, Fadumo Omar, Gurinder Singh Sall, Mansahil Singh, Atinderpal Singh, Anjit Narwal, Peter Kroeker, Ismael Mfumu, Harpreet Singh, Pratima Baweja, Steven Savary, Ryan McKenzie, Stephanie Wright, Jaswinder Sran, Keshave Soni, James Williams, Mohammad Mohammad Said Eskef, Maysaa Mohamman Eskef, Adawia Ghazi Hassoun, Haosi Li, Jingyi Tu, Khoi Le, Minnu Sara Samuel, Joshmi Olickal Vargheese, Abida Beegom, Anjali Ajayan, Indu Subash, Riya Munshaw, Mrunal Trivedi, Miloni Kapadia, Nicole Metzger, Hayley Austin, Shaun Pilla, Bi Bi Salima Ehsan, Haroon Ehsan, Muska Ehsan, Nargis Ehsan, Hamayoon Ehsan, Miguel Angel Cervantes, Sayed Ziauddin Hashimi, Mahdia Hashimi, Ali Aga Hashimi, Bibi Rahima Hussaini, Sayed Erfan Hashimi, Sayed Noor Ullah Hashimi, Fatima Hashimi, Riya Pathak, Neel Barot, Naiminkumar Patel, Hojin Song, Srishti Arora, Stacy Oganah, Emmanuel Mansingh, Dominick Oganah, Dhruvil Trivedi, Sebin John, Albin Shiju, Richard Sunil, Melbin Thomas, Jayakrishan Sudheer, Aswin Santhosh, Ishu Sharma, Sumukh Sesai, Kulvir Singh, Manpreet Kaur, Vipul Vipul, Elijah Kearns, Sarina Raider, Shruti Khyrana, Simran Kaur, Devyani Devhani, Jingneshkumar Oarmar, Paul Hamilton, Sathal Binila Thomas, Alvin Chully Shaji, Harikrishan Vijayan Nair, Adarsh Valsal, Deepika Thakur and Aishwarya Thankur.

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

1. The maximum allowable increase above the guideline because of capital expenditures is 0.87%. This increase is for the following capital expenditures:
 - a. Sanitary sewer pipe;
 - b. Front step repair;
 - c. Garage door replacement;
 - d. Asphalt repairs;
 - e. Fence repairs;
 - f. Water efficient showerheads; and
 - g. Furnace and hot water tanks.

2. Where the Landlords application request an increase of 0.87%, the maximum increase above the guideline for these units is reduced to 0.70%. This increase to be taken in the first year.
3. Where the Landlords application request an increase of 0.81%, the maximum increase above the guideline for these units is reduced to 0.65%. This increase to be taken in the first year.
4. Where the Landlords application request an increase of 0.63%, the maximum increase above the guideline for these units is reduced to 0.51%. This increase to be taken in the first year.
5. Where the Landlords application request an increase of 0.00%, the maximum increase above the guideline for these units shall remain 0.00%.
6. The weighted useful life for the capital expenditures is as specified on Schedule 3.
7. The first effective date of the rent increase above the guideline is February 1, 2024.
8. The reconciliation period is set at 90 days.

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

Suzy Franklyn

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 2024 and 2025 is 2.50%.

Schedule 1 - Units affected by this Order:

11 Deerfield Drive, Nepean, Ontario, K2G3R7

A	C	E
B	D	F

13 Deerfield Drive, Nepean, Ontario, K2G3R7

A	C	E
B	D	F

15 Deerfield Drive, Nepean, Ontario, K2G3R7

A	D
B	E

17 Deerfield Drive, Nepean, Ontario, K2G3R7

B	E
C	F
D	

19 Deerfield Drive, Nepean, Ontario, K2G3R7

A	E
B	F
C	

21 Deerfield Drive, Nepean, Ontario, K2G3R7

A	C
B	D

23 Deerfield Drive, Nepean, Ontario, K2G3R7

A	C	E
B	D	F

25 Deerfield Drive, Nepean, Ontario, K2G3R7

A	C	E
B	D	F

27 Deerfield Drive, Nepean, Ontario, K2G3R7

A	C	E
B	D	F

29 Deerfield Drive, Nepean, Ontario, K2G3R7

A	E
C	F
D	

31 Deerfield Drive, Nepean, Ontario, K2G3R7

A E
B F
D

33 Deerfield Drive, Nepean, Ontario, K2G3R7

A E
B F
D

35 Deerfield Drive, Nepean, Ontario, K2G3R7

A C E
B D F

37 Deerfield Drive, Nepean, Ontario, K2G3R7

A D
B E
C

39 Deerfield Drive, Nepean, Ontario, K2G3R7

A D
B E
C

41 Deerfield Drive, Nepean, Ontario, K2G3R7

A C
B D

43 Deerfield Drive, Nepean, Ontario, K2G3R7

A C E
B D F

45 Deerfield Drive, Nepean, Ontario, K2G3R7

A
B
C

Schedule 2 - Tenants who are Affected by this Order:

Acharya, Siddhesh	Fan, Yihan
Ahmed, Hilal	Feriouli, Meriem
Ajayakumar, Arjun	Floyd, Isaac
Alhawas, Abdullah	Forgie, Liam
Anandaraj, Sherine Shine Cynthia	Foss, Christopher
Arora, Kashika	Gagnon, Tasha
Arora, Muskan	Garnett, Darius
Asodariya, Neel	Gathe, Swapril
Austin, Hannah	George, Deepu Valayathil
Bansal, Kashish	Gupta, Aditya
Baweja, Ridhima	Gupta, Ayush
Belleau, Daniel	Gupta, Parth
Belleau, Rachel	Haidari, Ruqia
Bent, Tom	Hakimi, Satara
Besharah, Gregory	Harnish, Charmine
Besharah, Theresa	Hayes, Bailey
Beyers, Julie	Hutchings, Barbara
Bhatia, Kushgara	Ireland, Allan
Biju, Cyriac	Ireland, Cindy
Biradar, Kishor	Ireland-Ransehousan, Christopher
Blundon, Gillian	Jacob, Dinil
Brisbois, matthew	Joy, Jeswin
Butler, Patrick	Joy, Noel Pulliyil
Butler, Taylor	Kalani, Deep
Cameron, Arianna	Kalloor, Athil
Carriere, Charlotte	Kaponda, Rashidi Rashidi
Castagner, Ariane	Kaur, Prabhleen
Cervantes, Diego	Kaur, Sarabjeet
Chacko, Jeffin	Kaur, Savreet
Chawada, Jinal	Kendall, Adolph
Coates, Nicholas	Kenfack, Jessie Ninpa
Collins, Justin	Kesavadas, Lakshmi
Coulter-Guzzo, Amy-Jo	Khurana, Vishal
Dadhwal, Nitin	King, Shannon
Daly, Aran	Koshy, Noel Saji
Desai, Sumukh	Kumar, Aman
Deshpande, Gargi	Kumar, Aman
Deshpande, Gargi	Kumari, Shilpa
Desrochers, Ashley	Kurien, Linta
Dotson, Michael	Lombardi, Anew
Ehsan, Balqis	Lukus, Stefan
Ehsan, Ehsanullah	Madolikuttiadan, Sreenath
Ellapani, Vijay Nag	Mask, Bradley
Eskef, Mohammad	Mathew, Ashish
Evwodere, Joseph	Mathew, Brijith Merlin

Mattu, Bhawana
Mayank, Mayank
Mbowa, Harriet
McCance, Christy
Meenakshi, Meenakshi
Meng, Yuyao
Metzger, Todick
Mire, Abdinasir Alie
Morton, Matthew
Muka, Jean-Paul
Muka, Shila
Nadon-Grey, Samantha
Nair, Arun Chanasekharan
Narwal, Anjit
Ngendo, Fabrice
Ngendo, Honore
Noronha, Shreyan Felix
O'Dwyer, Cynthia
O'Neill, Alsandair
Parmar, Vats
Partel, Dipen Kumar
Patel, Deep
Patel, Dixitkumar
Patel, Jaimin
Patel, Milankumar
Patel, Pooja
Patel, Pratik
Pope, Derek
Powell, Gregory
Prasad, Athira
Priya, Priya
Purohit, Mansi
Radhakrishnan, Lakshmi Kallammakal
Ramanujam, Kamala
Ramaswamy, Vishwanath
Rathour, Dakuo
Roberts, Mathew
Robertson, Dan
Ross, Cameron

Sajayan, Ganga
Sall, Gurindersingh
Sanchit, Sharma
Santosh, Ananthu
Scaria, Delna
Schmitt, Christian
Shah, Kirtan
Shawan, Shivang
Shiju, Ann
Shire, Asha
Shtykhorska, Iryna
Singh, Harpreet
Singh, Jagmeet
Singh, Karanpreet
Singh, Kuzrutpal
Singh, Narpinder
Stewart, Melanie
Suares, Leonard
Suarez, Miguel
Sukhadia, Jay
Sundaram, Sukahanya
Swami, Adityaraj
Thummar, Vikas
Tom, Jeffin
Tran, Humphrey
Tunney, Kevin
Unnikrishnan, Bijish Krishan
Venu, Rahul
Verma, Divya
Wallace, Derek
Wang, Wenrui
Wapachee-McDougall, Kimberly
Warsame, Farhia
Warsame, Mohamed
Wood, Adam
Wright, Scott
Yastrebov, Vadim
Zhang, Rui
Zheng, Wei

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is February 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 February 1, 2024 to January 31, 2025				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
A, 11 Deerfield Drive	0.70%	0.70%	17	0.70%
B, 11 Deerfield Drive	0.70%	0.70%	17	0.70%
C, 11 Deerfield Drive	0.65%	0.65%	18	0.65%
D, 11 Deerfield Drive	0.70%	0.70%	17	0.70%
E, 11 Deerfield Drive	0.65%	0.65%	18	0.65%
F, 11 Deerfield Drive	0.70%	0.70%	17	0.70%
A, 13 Deerfield Drive	0.70%	0.70%	17	0.70%
B, 13 Deerfield Drive	0.70%	0.70%	17	0.70%
C, 13 Deerfield Drive	0.65%	0.65%	18	0.65%
D, 13 Deerfield Drive	0.70%	0.70%	17	0.70%
E, 13 Deerfield Drive	0.70%	0.70%	17	0.70%
F, 13 Deerfield Drive	0.70%	0.70%	17	0.70%
A, 15 Deerfield Drive	0.70%	0.70%	17	0.70%
B, 15 Deerfield Drive	0.70%	0.70%	17	0.70%
D, 15 Deerfield Drive	0.00%	0.00%	0	0.00%
E, 15 Deerfield Drive	0.70%	0.70%	17	0.70%
B, 17 Deerfield Drive	0.70%	0.70%	17	0.70%
C, 17 Deerfield Drive	0.70%	0.70%	17	0.70%
D, 17 Deerfield Drive	0.70%	0.70%	17	0.70%
E, 17 Deerfield Drive	0.70%	0.70%	17	0.70%
F, 17 Deerfield Drive	0.70%	0.70%	17	0.70%
A, 19 Deerfield Drive	0.70%	0.70%	17	0.70%
B, 19 Deerfield Drive	0.70%	0.70%	17	0.70%
C, 19 Deerfield Drive	0.70%	0.70%	17	0.70%
E, 19 Deerfield Drive	0.70%	0.70%	17	0.70%
F, 19 Deerfield Drive	0.70%	0.70%	17	0.70%
A, 21 Deerfield Drive	0.70%	0.70%	17	0.70%
B, 21 Deerfield Drive	0.70%	0.70%	17	0.70%
C, 21 Deerfield Drive	0.70%	0.70%	17	0.70%
D, 21 Deerfield Drive	0.70%	0.70%	17	0.70%
A, 23 Deerfield Drive	0.70%	0.70%	17	0.70%
B, 23 Deerfield Drive	0.70%	0.70%	17	0.70%
C, 23 Deerfield Drive	0.70%	0.70%	17	0.70%
D, 23 Deerfield Drive	0.51%	0.51%	18	0.51%
E, 23 Deerfield Drive	0.70%	0.70%	17	0.70%
F, 23 Deerfield Drive	0.70%	0.70%	17	0.70%
A, 25 Deerfield Drive	0.70%	0.70%	17	0.70%
B, 25 Deerfield Drive	0.65%	0.65%	18	0.65%
C, 25 Deerfield Drive	0.70%	0.70%	17	0.70%
D, 25 Deerfield Drive	0.70%	0.70%	17	0.70%
E, 25 Deerfield Drive	0.70%	0.70%	17	0.70%
F, 25 Deerfield Drive	0.70%	0.70%	17	0.70%

For the period of February 1, 2024 to January 31, 2025				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
A, 27 Deerfield Drive	0.70%	0.70%	17	0.70%
B, 27 Deerfield Drive	0.65%	0.65%	18	0.65%
C, 27 Deerfield Drive	0.51%	0.51%	18	0.51%
D, 27 Deerfield Drive	0.70%	0.70%	17	0.70%
E, 27 Deerfield Drive	0.70%	0.70%	17	0.70%
F, 27 Deerfield Drive	0.70%	0.70%	17	0.70%
A, 29 Deerfield Drive	0.70%	0.70%	17	0.70%
C, 29 Deerfield Drive	0.70%	0.70%	17	0.70%
D, 29 Deerfield Drive	0.70%	0.70%	17	0.70%
E, 29 Deerfield Drive	0.70%	0.70%	17	0.70%
F, 29 Deerfield Drive	0.70%	0.70%	17	0.70%
A, 31 Deerfield Drive	0.70%	0.70%	17	0.70%
B, 31 Deerfield Drive	0.70%	0.70%	17	0.70%
D, 31 Deerfield Drive	0.51%	0.51%	18	0.51%
E, 31 Deerfield Drive	0.51%	0.51%	18	0.51%
F, 31 Deerfield Drive	0.70%	0.70%	17	0.70%
A, 33 Deerfield Drive	0.70%	0.70%	17	0.70%
B, 33 Deerfield Drive	0.65%	0.65%	18	0.65%
D, 33 Deerfield Drive	0.70%	0.70%	17	0.70%
E, 33 Deerfield Drive	0.70%	0.70%	17	0.70%
F, 33 Deerfield Drive	0.70%	0.70%	17	0.70%
A, 35 Deerfield Drive	0.70%	0.70%	17	0.70%
B, 35 Deerfield Drive	0.70%	0.70%	17	0.70%
C, 35 Deerfield Drive	0.65%	0.65%	17	0.65%
D, 35 Deerfield Drive	0.70%	0.70%	17	0.70%
E, 35 Deerfield Drive	0.70%	0.70%	17	0.70%
F, 35 Deerfield Drive	0.70%	0.70%	17	0.70%
A, 37 Deerfield Drive	0.51%	0.51%	18	0.51%
B, 37 Deerfield Drive	0.70%	0.70%	17	0.70%
C, 37 Deerfield Drive	0.70%	0.70%	17	0.70%
D, 37 Deerfield Drive	0.70%	0.70%	17	0.70%
E, 37 Deerfield Drive	0.70%	0.70%	17	0.70%
A, 39 Deerfield Drive	0.70%	0.70%	17	0.70%
B, 39 Deerfield Drive	0.70%	0.70%	17	0.70%
C, 39 Deerfield Drive	0.70%	0.70%	17	0.70%
D, 39 Deerfield Drive	0.70%	0.70%	17	0.70%
E, 39 Deerfield Drive	0.70%	0.70%	17	0.70%
A, 41 Deerfield Drive	0.70%	0.70%	17	0.70%
B, 41 Deerfield Drive	0.70%	0.70%	17	0.70%
C, 41 Deerfield Drive	0.70%	0.70%	17	0.70%
D, 41 Deerfield Drive	0.70%	0.70%	17	0.70%
A, 43 Deerfield Drive	0.65%	0.65%	18	0.65%
B, 43 Deerfield Drive	0.70%	0.70%	17	0.70%
C, 43 Deerfield Drive	0.50%	0.50%	20	0.50%
D, 43 Deerfield Drive	0.70%	0.70%	17	0.70%
E, 43 Deerfield Drive	0.70%	0.70%	17	0.70%
F, 43 Deerfield Drive	0.70%	0.70%	17	0.70%
A, 45 Deerfield Drive	0.70%	0.70%	17	0.70%
B, 45 Deerfield Drive	0.70%	0.70%	17	0.70%
C, 45 Deerfield Drive	0.70%	0.70%	17	0.70%

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 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 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 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.