



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000464-24

In the matter of: 676 King Street, Midland, Ontario, L4R 4R3

Between: Williams and McDaniel Property MGMT Landlord

and

Refer to attached Schedule 2 Tenants

Williams and McDaniel Property MGMT (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 was held by videoconference on March 11, 2026.

The following parties attended the hearing: the Landlord's Legal Representative Patty Duwyn, the Landlord's Agent Diep Dao and several Tenants.

The Certificate of Service filed by the Landlord on February 23, 2026, 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 Tenants: James LeClair, Edward Percival, William Humphrey, Allan Smith, James Grigg, Brian Cruise, Leonard Samuels, and the following units: 105, 106, 109, 208, 304, 312, 401, 408, 412, 512, 602, 607, 611, 702, 807 & 903.

Parties reached an agreement and requested an order on consent to resolve the application.

The parties agreed that:

1. The maximum rent increase above the guideline because of capital expenditures is 1.27%. This increase is for the following capital expenditures:
 - a) Roof Replacement;
 - b) Commercial Fire Doors Replacement;
 - c) Common Area Carpet Replacement;
 - d) Hot Water Tank Replacement; and
 - e) Common Area Lighting Retrofit.

2. Where the Landlord's application requests an increase of 1.29%, the maximum increase above the guideline for these units is 1.27%. This increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 0.21%, the maximum increase above the guideline for these units is 0.20%. This increase is to be taken in the first year.
4. The first effective date of the rent increase above the guideline is April 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 90 days of the date of this order.

May 5, 2026
Date Issued

Lindsay Phomin
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 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:

101	311	610
102	402	701
103	403	705
104	404	706
107	405	707
108	407	708
110	410	709
111	411	710
201	501	712
202	502	801
203	503	804
205	505	806
206	506	808
209	507	809
210	508	811
211	510	812
212	511	901
301	601	904
302	603	906
303	604	908
305	605	910
306	606	912
307	608	B2

Schedule 2 - Tenants who are Affected by this Order:

Adamson, Eileen	Kortvely, Les
Alexander, Deborah	Ladouceur, Paula Lynn
Bachtis, Lillian	Ladouceur, Perry
Bachtis, Michael	Lafreniere, Yvette
Beattie, James	Lamoureux, James
Beattie, Joyce	Lavereau, Donna
Beausoleil, Lois	Lavereau, Stan
Bowman, Heather	LeClair, James
Brousseau (BM), Joan	Legere, Joanne
Butineau, Kenneth	Lindow, Michael
Butineau, Shirley	Lipp, Hilda
Carlucci, Antonio	Malott, Jason
Clarke, Maureen	Mannapso, Peggy
Conlin, Donna	Marschall, Ingrid
Craig, Eileen	Mason, Brian
Creary, Patricia	Mason, Rosita
Cruise, Brian	Matthews, Richard
Cruise, Cathy	Mayer, Maria
Cuneen, Anthony	McGill, Joanne
Desjardins, Clara	McGugan, Lois
Desjardins, Michael	Monaghan, Darryl
Dorion, Lucette	Morin, Joanne
Dorion, Rose Marie	Morin, Kenneth
Dubeau, Perry	Mulligan, Aaron
Edwards, Gaetane	Nielsen, Clint
Forget, Verna	Niittynen, Patricia
Freeman, Janis	Noble, Stewart
Gabourie, Rosemary	Nuspel, Cora
Gervais, Blanche	Osborne, William
Gibbons, Carolynn	Pankhurst, Evelene
Gibbons, Donald	Pena, Edna
Grigg, Barbara	Percival, Diane
Grigg, James	Peters, Gerarda
Guy, Christine	Pyburn, Lise
Hall, Beverley Dawn	Pyburn, William
Hansford, Philip	Russell, Patty
Hawke, Barbara	Samuels, Janice
Heyne, Randy	Samuels, Leonard
Heyne, Sharon	Smith, Rory
Jambrich, Karl	Thornton, Robert
Jameus, Delmor	Thorton, Donna
Jefferies, Sandra	Walker, Angelika (Angie)
Jeffries, Peter	Wamboldt, Carol
Kerwin, Betty	Wencker, Lynda
Khalsa, Hari	White, Karen
Kooting, Charles	Yon, Kim Jung

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is April 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 April 1, 2024 to March 31, 2025				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
101, 676 King Street	1.27%	1.27%	15	1.27%
102, 676 King Street	1.27%	1.27%	15	1.27%
103, 676 King Street	1.27%	1.27%	15	1.27%
104, 676 King Street	1.27%	1.27%	15	1.27%
107, 676 King Street	0.21%	0.21%	17	0.21%
108, 676 King Street	1.27%	1.27%	15	1.27%
110, 676 King Street	1.27%	1.27%	15	1.27%
111, 676 King Street	1.27%	1.27%	15	1.27%
201, 676 King Street	1.27%	1.27%	15	1.27%
202, 676 King Street	1.27%	1.27%	15	1.27%
203, 676 King Street	1.27%	1.27%	15	1.27%
205, 676 King Street	1.27%	1.27%	15	1.27%
206, 676 King Street	1.27%	1.27%	15	1.27%
209, 676 King Street	1.27%	1.27%	15	1.27%
210, 676 King Street	1.27%	1.27%	15	1.27%
211, 676 King Street	1.27%	1.27%	15	1.27%
212, 676 King Street	0.21%	0.21%	17	0.21%
301, 676 King Street	1.27%	1.27%	15	1.27%
302, 676 King Street	1.27%	1.27%	15	1.27%
303, 676 King Street	1.27%	1.27%	15	1.27%
305, 676 King Street	1.27%	1.27%	15	1.27%
306, 676 King Street	1.27%	1.27%	15	1.27%
307, 676 King Street	1.27%	1.27%	15	1.27%
311, 676 King Street	1.27%	1.27%	15	1.27%
402, 676 King Street	0.21%	0.21%	17	0.21%
403, 676 King Street	1.27%	1.27%	15	1.27%
404, 676 King Street	1.27%	1.27%	15	1.27%
405, 676 King Street	1.27%	1.27%	15	1.27%
407, 676 King Street	1.27%	1.27%	15	1.27%
410, 676 King Street	1.27%	1.27%	15	1.27%
411, 676 King Street	1.27%	1.27%	15	1.27%

For the period of April 1, 2024 to March 31, 2025				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
501, 676 King Street	1.27%	1.27%	15	1.27%
502, 676 King Street	0.21%	0.21%	17	0.21%
503, 676 King Street	1.27%	1.27%	15	1.27%
505, 676 King Street	1.27%	1.27%	15	1.27%
506, 676 King Street	1.27%	1.27%	15	1.27%
507, 676 King Street	1.27%	1.27%	15	1.27%
508, 676 King Street	1.27%	1.27%	15	1.27%
510, 676 King Street	1.27%	1.27%	15	1.27%
511, 676 King Street	1.27%	1.27%	15	1.27%
601, 676 King Street	1.27%	1.27%	15	1.27%
603, 676 King Street	1.27%	1.27%	15	1.27%
604, 676 King Street	1.27%	1.27%	15	1.27%
605, 676 King Street	1.27%	1.27%	15	1.27%
606, 676 King Street	1.27%	1.27%	15	1.27%
608, 676 King Street	0.21%	0.21%	17	0.21%
610, 676 King Street	1.27%	1.27%	15	1.27%
701, 676 King Street	1.27%	1.27%	15	1.27%
705, 676 King Street	1.27%	1.27%	15	1.27%
706, 676 King Street	1.27%	1.27%	15	1.27%
707, 676 King Street	1.27%	1.27%	15	1.27%
708, 676 King Street	1.27%	1.27%	15	1.27%
709, 676 King Street	1.27%	1.27%	15	1.27%
710, 676 King Street	1.27%	1.27%	15	1.27%
712, 676 King Street	1.27%	1.27%	15	1.27%
801, 676 King Street	1.27%	1.27%	15	1.27%
804, 676 King Street	0.21%	0.21%	17	0.21%
806, 676 King Street	1.27%	1.27%	15	1.27%
808, 676 King Street	1.27%	1.27%	15	1.27%
809, 676 King Street	1.27%	1.27%	15	1.27%
811, 676 King Street	1.27%	1.27%	15	1.27%
812, 676 King Street	1.27%	1.27%	15	1.27%
901, 676 King Street	1.27%	1.27%	15	1.27%
904, 676 King Street	0.21%	0.21%	17	0.21%
906, 676 King Street	0.21%	0.21%	17	0.21%
908, 676 King Street	1.27%	1.27%	15	1.27%
910, 676 King Street	1.27%	1.27%	15	1.27%
912, 676 King Street	1.27%	1.27%	15	1.27%
B2, 676 King Street	1.27%	1.27%	15	1.27%

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.