



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-006365-24

In the matter of: 1 Circle Drive, Lindsay, ON K9V 0H7

Between: PARKBRIDGE LIFESTYLE COMMUNITIES INC. Landlord

and

Refer to attached Schedule 2 Tenants

Parkbridge Lifestyle Communities 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 26, 2026. The following parties attended the hearing: Landlord's Legal Representative, Paul Cappa, Agents of the Landlord, Jason Wakem and Rachel Perry, and the following Tenants, Coreen Masters, Barbara Brown, Megan Whitton, Bill Bryan, Margaret Bryan, Reanne Gallipeau, Ronald Nieuwstraten, Lynn Cragg, Lois Clarke, Sandra Boddy, Nancy Penney, Frances Flaherty, Carol Oeppen, Helen Topping, Erin Forman, Howard Lynch, Cheryl Ann Lynch, Theodorus Vanbakel, Jane Vanbakel, Robert Smith, Connie Smith, David Spencer and Heather Spencer.

The Certificate of Service filed by the Landlord 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: Circle Drive – units 4, 15, 18, 23, 24, 29, 35, 37, 57 & 70; Park Street – unit 19; Vista Drive – units 1, 2, 18 & 32.

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

1. The maximum rent increase above the guideline because of capital expenditures is 5.00%. This increase is for the following capital expenditures:
 - a. Asphalt Paving Replacement Phase 1; and
 - b. Asphalt Paving Replacement Phase 2.
2. Where the Landlord's application requests an increase of 2.36%, the maximum increase above the guideline for these units is 2.22%. This increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 5.31%, the maximum increase above the guideline for these units is 5.00%. This increase is to be taken as follows: 3.00% in the first year; and 2.00% in the second year.

4. The weighted useful life for the capital expenditures is as specified on Schedule 3.
5. The first effective date of the rent increase above the guideline is May 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

Susan Parsons

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. 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 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% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

Cedar Street, Lindsay, ON, K9V 0H7

1	8	17
3	9	18
4	10	19
6	12	21
7	15	22

Circle Drive, Lindsay, ON, K9V 0H7

3	28	53
5	30	55
6	32	58
8	34	60
10	39	62
12	41	64
14	43	66
16	45	68
17	48	72
20	50	73
22	51	
26	52	

Park Street, Lindsay, ON, K9V 0H7

2	8	21
3	10	23
4	12	25
6	18	

Vista Drive, Lindsay, ON, K9V 0H7

4	12	24
5	14	25
6	16	26
7	17	28
8	19	30
9	20	31
10	21	33
11	22	

Schedule 2 - Tenants who are Affected by this Order:

Ames, Dianne	Gallipeau, Reanne	Pugh, Judith
Armstrong, Robert	Godin, Gilles	Reid, Leanne
Armstrong, Winnifred	Gossman, Estate of Arthur	Roberts, Linda
Barker, Karin	Gossman, Paula	Rosenberger, Cecil
Barry, John	Gould, Donna Marie	Rosenberger, Elsie May
Barry, Pamela	Graham, Paige	Roy, Cindy
Bartholomew, John	Hall, Donna	Roy, Guy
Bartholomew, Woneetta	Hart, Ronald	Russell, Dianne
Bernardino, Jayne	Hunter, Alex	Russell, Peter J.
Bernardino, John	Hunter, Maggie	Schofield, Carole
Bird, Kerry	James, Louise	Smith, Connie
Bloebaum, Marlies	James, Thomas	Smith, Geraldine
Boddy, Estate of Douglas	Johnson, Frank	Smith, James
Boddy, Sandra	Johnson, Sheila	Smith, Ken
Brady, Viola	Johnstone, Genevieve	Smith, Lorraine
Brown, Barbara	Johnstone, Gordon	Smith, Robert
Brown, Brenda	Jones, Barbara	Snoddon, Betty
Brown, Elmer	Jones, Walter	Spencer, David
Bryan, Bill	Keehn, Lynn	Spencer, Heather
Bryan, Margaret	Kennedy, John	St. Jean, Eileen
Bundy, Kenneth	Kennedy, Sandra	Standish, Rosemarie
Burns, Dianne	Ludgate, Paul	Standish, William
Campbell, Pamela	Lynch, Cheryl Ann	Stapleton, Alan
Casey, Larry	Lynch, Howard	Steele, Thomas
Casey, Susan	Masters, Coreen	Stuart, Henry
Clarke, Lois	Masters, Doug	Stuart, Marion
Coulter, Iris	McGinty, Anna	Thomas, Catherine
Cragg, Lynn	Merritt, Carol	Thomas, John
Craig, James	Merritt, Ronald	Topping, Helen
Dodds, Marie	Nicholson, Lisa	Topping, Robert
Druery, Deborah	Nieuwstraten, Ronald	Turcotte, Barbara
Duffy, Nancy	Novis, Angelo	Turcotte, Leverage
Duffy, Sarah	Novis, Leslie	Vanbakel, Jane
Duke, Jacqueline	Nucci, Janet	Vanbakel, Theodorus
Duke, Kenneth	Nucci, Louie	Wagg, David
Flaherty, Frances	Nutt, Linda	Warren, Denise
Flaherty, George	Nutt, Tom	Waterhouse, Catherine
Forman, Shirley	Oeppen, Carol	Waterhouse, Charles
Foster, George	Penney, Hardy	Waye, Glen
Foster, Linda	Penney, Nancy	Waye, Patti
Fox, George	Piper, Patrick	Whitton, Megan
Fox, Patricia	Piper, Wendy	Wilcox, Patricia
Frank, Claude	Pollicino, Florence	Williams, Susan
Frenette, Paul	Pugh, John	Wright, William

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is May 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:	May 1, 2024 to April 30, 2025		May 1, 2025 to April 30, 2026			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1 Cedar Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
3 Cedar Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
4 Cedar Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
6 Cedar Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
7 Cedar Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
8 Cedar Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
9 Cedar Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
10 Cedar Street	2.22%	2.22%	0.00%	0.00%	15	2.22%
12 Cedar Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
15 Cedar Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
17 Cedar Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
18 Cedar Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
19 Cedar Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
21 Cedar Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
22 Cedar Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
3 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
5 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
6 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
8 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
10 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
12 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
14 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
16 Circle Drive	2.22%	2.22%	0.00%	0.00%	15	2.22%
17 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
20 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
22 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
26 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
28 Circle Drive	2.22%	2.22%	0.00%	0.00%	15	2.22%
30 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
32 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
34 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
39 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
41 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
43 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
45 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
48 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
50 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
51 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
52 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
53 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
55 Circle Drive	2.22%	2.22%	0.00%	0.00%	15	2.22%

For the period of:	May 1, 2024 to April 30, 2025		May 1, 2025 to April 30, 2026			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
58 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
60 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
62 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
64 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
66 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
68 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
72 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
73 Circle Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
2 Park Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
3 Park Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
4 Park Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
6 Park Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
8 Park Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
10 Park Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
12 Park Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
18 Park Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
21 Park Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
23 Park Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
25 Park Street	3.00%	3.00%	2.00%	2.00%	15	5.00%
4 Vista Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
5 Vista Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
6 Vista Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
7 Vista Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
8 Vista Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
9 Vista Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
10 Vista Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
11 Vista Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
12 Vista Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
14 Vista Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
16 Vista Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
17 Vista Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
19 Vista Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
20 Vista Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
21 Vista Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
22 Vista Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
24 Vista Drive	2.22%	2.22%	0.00%	0.00%	15	2.22%
25 Vista Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
26 Vista Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
28 Vista Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
30 Vista Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
31 Vista Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%
33 Vista Drive	3.00%	3.00%	2.00%	2.00%	15	5.00%

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.