



## Order under Section 126 Residential Tenancies Act, 2006

**File Number:** LTB-L-017714-24

**In the matter of:** 36 Boehmer Boulevard, Sault St. Marie, ON P6B 5B8

**Between:** Williams and McDaniel Property Management Landlord

**and**

Refer to attached Schedule 2 Tenants

Williams and McDaniel Property Management (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 10, 2026.

The following parties attended the hearing: the Landlord's Representatives Kiel Baker and Patty Duwyn, the Landlord's Agent Criscel Espaldon, and Tenants Korey Crossman and Saverio Pasqua.

The Certificate of Service filed by the Landlord on February 2, 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: Unit 301.

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

1. The maximum rent increase above the guideline because of capital expenditure is **2.50%**. This increase is for the following capital expenditure:
  - a. Roof Replacement.
2. Where the Landlord's application requests an increase of 2.53%, the maximum increase above the guideline for these units is **2.50%**. This increase is to be taken in the first year.
3. The weighted useful life for the capital expenditure is as specified on Schedule 3.
4. The first effective date of the rent increase above the guideline is June 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.

May 6, 2026

**Date Issued**

\_\_\_\_\_  
Denise Hannivan

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 2025 is 2.50%.

**Schedule 1 - Units affected by this Order:**

101  
103  
104  
201  
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408  
501  
502  
503  
504  
506  
507  
102A  
102B

**Schedule 2 - Tenants who are Affected by this Order:**

Baldwin, Mary  
Beckett, Justin  
Brooks, Lyle  
Bushnell, John  
Byvank, Debbie  
Cerenzie, Robert  
Collen, Robb  
Cooke, Raef  
Corby, Donna  
Crossman, Korey  
Johnson, Winston  
Jondreau Fantham, Leslie  
Labelle, Jerry  
Leclaire, Jonathan  
Mason, Janet  
Mason, Russell  
Masters, Lillian  
Mitchell, Jennifer  
Morrison, Brigitte  
Morrison, Frank  
Morrison, Heather  
of the later day, Church  
Pasqua, Saverio  
Peterson, Arnis  
Pomeroy, Raymond  
Redmond, Don  
Reville, Millie Ann  
Sheepmaker, Richard  
Terry Parr, Jim  
Theriault, Katherine  
Volkert O'Brien, Heather  
Walsh, Arnold  
Waugh, Kathy  
Wyatt, Rich

**Schedule 3 - Ordered Rent Increase Above the Guideline****First Effective Date of Rent Increase in this Order is June 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 June 1, 2024 to May 31, 2025 |                            |                                     |                      |                     |
|------------------------------------------------|----------------------------|-------------------------------------|----------------------|---------------------|
| Rental Unit Address                            | % inc for Cap Exp (Max 3%) | Total Increase (Excludes Guideline) | Weighted Useful Life | Total % for Cap Exp |
| 101, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 103, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 104, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 201, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 202, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 203, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 204, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 205, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 207, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 208, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 302, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 303, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 304, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 305, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 306, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 307, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 308, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 401, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 402, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 403, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 404, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 405, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 406, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 408, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 501, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 502, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 503, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 504, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 506, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 507, 36 Boehmer Boulevard                      | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 102A, 36 Boehmer Boulevard                     | 2.50%                      | 2.50%                               | 20                   | 2.50%               |
| 102B, 36 Boehmer Boulevard                     | 0.00%                      | 0.00%                               | 0                    | 0.00%               |

## **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 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.