



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-091211-23

In the matter of: 230 Gloucester Street, Ottawa, Ontario, K2P 0A9

Between: Saickley Enterprises Ltd Landlord

And

Refer to attached Schedule 2 Tenants

Saickley Enterprises Ltd (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 5, 2026.

The following parties for the Landlord attended the hearing: David Lyman, Landlord's legal representative and Nancy Cutler, Landlord's agent.

The following Tenant parties attended the hearing: Jennifer Coulter, Katherine Brink, Jean Paul Farley, Sanjeela Mootoosamy, Michel Haberlin, Weston Clulee and Audrey Beecraft.

The Certificate of Service served 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: 110, 303, 404, 507, 510 and 705.

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

1. The maximum rent increase above the guideline because of capital expenditures is 4.15%. This increase is for the following capital expenditures:
 - a. Elevator modernization;
 - b. Garage podium repairs;
 - c. Concrete wall repairs;
 - d. Access control and security cameras;
 - e. Garbage chute repairs; and
 - f. Pipe insulation and electrical repairs.

2. Where the Landlord's application requests an increase of 4.29%, the maximum increase above the guideline for these units is 4.15%. This increase is to be taken as follows: 3.00% in the first year and 1.15% in the second year.
3. Where the Landlord's application requests an increase of 2.94%, the maximum increase above the guideline for these units is 2.84%. This increase is to be taken in the first year.
4. The weighted useful life for the capital expenditures is 15 years.
5. The first effective date of the rent increase above the guideline is February 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 Tenant 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

Sonja Richter

Dispute Resolution and 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 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 is 2.5%, for 2025 is 2.5% and for 2026 is 2.1%.

Schedule 1 - Units affected by this Order:

104	504	809
108	505	810
201	508	901
202	509	902
204	511	903
205	601	904
206	602	905
207	603	906
208	605	908
210	606	909
301	607	910
302	608	911
304	609	1001
306	610	1002
307	611	1003
309	701	1004
310	702	1005
311	703	1006
401	704	1007
402	706	1008
405	707	1009
406	708	1010
407	710	1011
408	711	1101
409	802	1102
410	803	1104
411	804	1105
501	805	1106
502	806	1107
503	807	

Schedule 2 - Tenants who are Affected by this Order:

Ahmed, Alamin
Ahmed, Kazi Wasif
Aldrich, Rose
Amasha, Mey
Andrade, Fernando
Arsenault, Ivan
Atkinson, Jacob
Beauchemin, Adam
Beecraft, Audrey
Belanger, Jean Paul
Bernard, Naomi
Brillant, Jean
Brink, Katherine
Brunal, Jude
Bustamante, Melanie
Butler, Allison
Caron, Julie
Choudhury, Nasha
Clulee, Weston
Cormier, Samantha
Coulibaly, Nikpa Clarisse
Coulter, Jennifer
D' Alessandro, Alexander
Denault, Caye
Diallo, Harby
Doan, Nghia Trung
Draper, Robert
Dundas, Emily Elizabeth
Evans, Brenda
Farah, Abdirahin
Farley, Jean Paul
Fernandes, Alexander
Garland, Hugh
Garrett, Jennifer
Goodhew, Sky
Graham-Ala-Kantti, Brandon
Haberlin, Michel
Hammer, Jacob Aron
Herard, Ann
High Commission, Bangladesh
Holubenko, Viktoriia
Isailovic, Damir
Johnson, Ronald Norman
Kelly, Angela

Kelly, Sharon
Khan, Maria Sultan
Kulikowska, Gabriela
Lacasse, Julie
Laight, Jessica
Lavoie, Roch
Levee, Stephanie
Li, Jiafeng
Lockwood, Glenn
Lubilo, Michee Mulya
Lukach, Melanie Alessandra
MacDonald, Heather
Mauger, Jeff
McClennan, Stephanie
McMillan, Christianna
McNamara, Dan
Meyer, Jack
Misener, Zachary
Mootoosamy, Sanjeela
Mouma, Ihab
Muita, Kevin
Najera, Sofia
Naud, Tyler
Nikias, Alexander Marsh
O'Hearn, Barbara Ann
Page, Robert
Poirier, J.C.
Price, Sheila
Robert, Kayou-Marie De Dje
Rogers, Dan
Rutland, Hayley
Samulski, Diane
Sang, Cer Cin
Sarr, Imam Assane Simel
Scanlon-Sharpe, Jesse
Shahzad, Haseeb Ur Rehman
Staples, Maureen
Suraweera, S.A.A.W.
Thanabalsingam, Prabhadi
Thang, Benjamin
Trew, John
Turcotte, Kaleb
Tweed, Jean-Michel
Udvarhelyi, Daniel

Viswanathan, Anantha Vishnu
Cherukunnathu
Warah, Hoda

Watson, Jesse
Wood, Jaimie
Yousra, Lamrani

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 February 1, 2024 to January 31, 2025			February 1, 2025 to January 31, 2026			
Rental Unit Address Name	% 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
104, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
108, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
201, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
202, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
204, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
205, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
206, 230 Gloucester Street	2.84%	2.84%	0.00%	0.00%	15	2.84%
207, 230 Gloucester Street	2.84%	2.84%	0.00%	0.00%	15	2.84%
208, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
210, 230 Gloucester Street	2.84%	2.84%	0.00%	0.00%	15	2.84%
301, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
302, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
304, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
306, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
307, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
309, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
310, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
311, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
401, 230 Gloucester Street	2.84%	2.84%	0.00%	0.00%	15	2.84%
402, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
405, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
406, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
407, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
408, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
409, 230 Gloucester Street	2.84%	2.84%	0.00%	0.00%	15	2.84%
410, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
411, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
501, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%

For the period February 1, 2024 to January 31, 2025			February 1, 2025 to January 31, 2026			
Rental Unit Address Name	% 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
502, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
503, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
504, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
505, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
508, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
509, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
511, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
601, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
602, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
603, 230 Gloucester Street	2.84%	2.84%	0.00%	0.00%	15	2.84%
605, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
606, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
607, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
608, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
609, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
610, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
611, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
701, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
702, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
703, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
704, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
706, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
707, 230 Gloucester Street	2.84%	2.84%	0.00%	0.00%	15	2.84%
708, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
710, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
711, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
802, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
803, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
804, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
805, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
806, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
807, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
809, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
810, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%

For the period February 1, 2024 to January 31, 2025			February 1, 2025 to January 31, 2026			
Rental Unit Address Name	% 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
901, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
902, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
903, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
904, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
905, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
906, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
908, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
909, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
910, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
911, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
1001, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
1002, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
1003, 230 Gloucester Street	2.84%	2.84%	0.00%	0.00%	15	2.84%
1004, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
1005, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
1006, 230 Gloucester Street	2.84%	2.84%	0.00%	0.00%	15	2.84%
1007, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
1008, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
1009, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
1010, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
1011, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
1101, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
1102, 230 Gloucester Street	2.84%	2.84%	0.00%	0.00%	15	2.84%
1104, 230 Gloucester Street	2.84%	2.84%	0.00%	0.00%	15	2.84%
1105, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
1106, 230 Gloucester Street	3.00%	3.00%	1.15%	1.15%	15	4.15%
1107, 230 Gloucester Street	2.84%	2.84%	0.00%	0.00%	15	2.84%

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.