



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-020896-25

In the matter of: 280 Watson Avenue, Windsor, Ontario, N8S 3R9
284 Watson Avenue, Windsor, Ontario, N8S 3R9

Between: Amiraco Properties Inc. Landlord

and

Refer to attached Schedule 2 Tenants

Amiraco 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 February 26, 2026. The following parties attended the hearing: Landlord's Representative, Milan Seres, and the following Tenants, Marilyn Heuchan, and Donald Larsh.

The Certificate of Service filed by the Landlord on January 22, 2026, 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 the Tenants as parties. 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: Douglas Cole of Unit 101 – 280 Watson Ave.

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

1. The maximum rent increase above the guideline because of capital expenditures 0.45%. This increase is for the following capital expenditure:
 - a. Hot Water Tanks
2. Where the Landlord's application requests an increase of 0.56% the maximum increase above the guideline for these units is 0.45%. This increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 0.00%, the increase remains the same.
4. The weighted useful life for the capital expenditures is 20 years.
5. The first effective date of the rent increase above the guideline is June 1, 2025.

6. The Landlord or Tenants shall reconcile accounts within 90 days of this order.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 0.45% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken as follows:
 - a. The Landlord may increase the rents charged by 0.45% within the time period of June 1, 2025, to May 31, 2026.
3. The percentage increase set out in paragraph 1 may be taken in addition to the annual guideline in effect on the increase date for the unit.
4. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order within 60 days of the date of this order.

May 6, 2026

Date Issued

Sumathi Dhanapal
Sumathi Dhanapal
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 2025 is 2.50% and for 2026 is 2.1%.

Schedule 1 - Units affected by this Order:

280 Watson Avenue, Windsor, Ontario, N8S 3R9

101
102
103
104
205
206
207
208
309
310
311
312

284 Watson Avenue, Windsor, Ontario, N8S 3R9

101
102
103
104
205
207
208
309
310
311
312

Schedule 2 - Tenants who are Affected by this Order:

Andrews-Robbins, Sandra
Brabant, Lisa
Burningham, Nancy
Casey, Emily
Cole, Lorraine
Corchis, Bruce
Cuffe, Fred
Cuffe, Stephanie
Demers, Donna
Dube, Julie
Durocher, Jerome
Echlin, Dale
Featherstone, Dorothy
Floreno, Daniel
Fortin, Norman
Gill, Diane
Hand, Alexis
Hernandez Saenz, Heidi Katherine
Heuchan, Marilyn
Jensen-Fortin, Charlene
Jubenville, Ken
Larsh, Donald
Lauzon, Roger
Levesque, Joan
Levesque, Lawrence
Robinet, John-Paul
Rosochac, Jane
Smith, Lisa

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is June 1, 2025**

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, June 1, 2025 to May 31, 2026				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
101, 280 Watson Avenue	0.45%	0.45%	20	0.45%
102, 280 Watson Avenue	0.45%	0.45%	20	0.45%
103, 280 Watson Avenue	0.45%	0.45%	20	0.45%
104, 280 Watson Avenue	0.45%	0.45%	20	0.45%
205, 280 Watson Avenue	0.45%	0.45%	20	0.45%
206, 280 Watson Avenue	0.45%	0.45%	20	0.45%
207, 280 Watson Avenue	0.45%	0.45%	20	0.45%
208, 280 Watson Avenue	0.45%	0.45%	20	0.45%
309, 280 Watson Avenue	0.45%	0.45%	20	0.45%
310, 280 Watson Avenue	0.45%	0.45%	20	0.45%
311, 280 Watson Avenue	0.45%	0.45%	20	0.45%
312, 280 Watson Avenue	0.45%	0.45%	20	0.45%
101, 284 Watson Avenue	0.45%	0.45%	20	0.45%
102, 284 Watson Avenue	0.45%	0.45%	20	0.45%
103, 284 Watson Avenue	0.45%	0.45%	20	0.45%
104, 284 Watson Avenue	0.45%	0.45%	20	0.45%
205, 284 Watson Avenue	0.45%	0.45%	20	0.45%
207, 284 Watson Avenue	0.00%	0.00%	0	0.00%
208, 284 Watson Avenue	0.45%	0.45%	20	0.45%
309, 284 Watson Avenue	0.45%	0.45%	20	0.45%
310, 284 Watson Avenue	0.45%	0.45%	20	0.45%
311, 284 Watson Avenue	0.45%	0.45%	20	0.45%
312, 284 Watson Avenue	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 2025 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 2025 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.