



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000419-24

In the matter of: 5-19 Amos Avenue, Waterloo, ON, N2L 2W6
340-358 Erb Street West, Waterloo, ON, N2L 1W6

Between: GF II Amos Avenue & Erb Street Ltd. Landlord

and

Refer to attached Schedule 2 Tenants

GF II Amos Avenue & Erb Street 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 was held by videoconference on March 11, 2026. The following parties attended the hearing: the Landlord's Agents Ashley Archer, Gaurav Jagtap, Nicole Roblin, William Wang & Bart Bortkiewicz, the Landlord's Legal Representative Paul Cappa, several Tenants including Conrad Wilde, representing Tenants and Tenant Support Meg Walker.

The Certificate of Service filed by the Landlord on February 3, 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 units: 5, 6, 8 & 9 at 5 Amos Avenue, 3 & 7 at 9 Amos Avenue, 1, 5, 6, 8, 11 & 15 at 15 Amos Avenue, 10 at 17 Amos Avenue, 9, 10, 13 at 19 Amos Avenue, 4, 5 & 9 at 340 Erb Street West, 7, 12 & 14 at 350 Erb Street West, 1, 2, 4 & 9 at 354 Erb Street West and 5, 13 & 15 at 358 Erb Street West.

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 0.50%. This increase is for the following capital expenditures:
 - a) Control Entry & Security System; and
 - b) Plumbing Fixture Retrofit.

2. Where the Landlord's application requests an increase of 1.03%, the maximum increase above the guideline for these units is 0.50%. This increase is to be taken in the first year.
3. The weighted useful life for the capital expenditures is 15 years.
4. The first effective date of the rent increase above the guideline is April 1, 2024.
5. The Landlord is waiving the Above Guideline Increase portion of the rent owing by the Tenants for the period from April 1, 2024, through to May 31, 2026. The Landlord will not collect the outstanding amount for that period from Tenants who have not yet paid the Above Guideline Increase amounts and the Landlord shall reimburse those Tenants who have paid the Above Guideline Increase amounts. The waiver of the Above Guideline Rent Increase for the period April 1, 2024, through to May 31, 2026, does not affect the lawful monthly rent and commencing June 1, 2026, the Tenants shall pay the full lawful monthly rent, including the Above Guideline Increase portion of the rent resulting from this order.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 0.50% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken within the time period of April 1, 2024 to March 31, 2025.
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 Tenants 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

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 3 for information about the date and amount of the rent reduction.
4. The annual guideline for 2024 and for 2025 is 2.50%.

Schedule 1 - Units affected by this Order:

5 Amos Avenue, Waterloo, Ontario, N2L 2W6

1	7	12	15
2	10	13	
3	11	14	

9 Amos Avenue, Waterloo, Ontario, N2L 2W6

1	5	10
2	8	
4	9	

15 Amos Avenue, Waterloo, Ontario, N2L 2W6

2	4	9	12
3	7	10	13

17 Amos Avenue, Waterloo, Ontario, N2L 2W6

1	4	8
2	5	9
3	6	11

19 Amos Avenue, Waterloo, Ontario, N2L 2W6

1	5	14
2	6	15
3	7	
4	11	

340 Erb Street West, Waterloo, Ontario, N2L 1W6

2	7	11
3	8	
6	10	

350 Erb Street West, Waterloo, Ontario, N2L 1W6

1	4	8
2	5	9
3	6	13
15		

354 Erb Street West, Waterloo, Ontario, N2L 1W6

5	7
6	10

358 Erb Street West, Waterloo, Ontario, N2L 1W6

1	6	9	12
2	7	10	14
4	8	11	

Schedule 2 - Tenants who are Affected by this Order:

Allan, Laura
Al Maruf, Rubayet
Anton, Sava
Aranha, N'neka
Bhatt, Changawati
Blair-White, LaShaina Tashoi
Blenkarn, Bradley
Boyd, Richard
Cator, Dennis
Chmiel, Margaret Rose
Collison, Roger
Dahmer, Christine
Darling, Taylor-Mason
Devitt, Gary Morton
de Witte, Matthew
Dowlatabadi, Saeideh Davari
Doyle, Bernard J.
Dudley, Lisa
Eby, Jeanine
Erfan, Talal
Eyimen, Selim
Festa-Revonkorpi, Mackenzie
Flaming, Levi
Fuller, Brian
Gaspar, Jonathan
Hamilton, Bevan
Harlow, Elizabeth
Hebebrand, Keith
Hill, Barbara Mavis
Hill, Morgan
Hills, Ana
Ireland, Jesse Ryan James
Jabari, Ayman
Janssen, Jeff
Jayness, Maggie
Kula, Natalie
L'Heureux, Kim
Lannan, Amanda
Leis, Shannon Catherine
Lennox, Grace
Martine, Dwyer

Matthew, Waldermann
McLaughlin, Richard D.
Miranda, Jennalyn
Molina, Rosa Joanna
Montagano, Michael
Murturi, Mehmet
Nawaz, Moaaz
Pantal, Joyce
Peykaridiznab, Hajiye
Port, Emily
Quirao, Augustine Anton
Randell, Melissa
Robert, Richard
Roberts, Trevor
Roias, Brian
Sakuma, Kojiro
Schmidt, Helga
Segedi Kolosnjaji, Melanija
Shockley, Ryan
Simpson-Haskins, Christopher (Tia)
Small, Whitfield
Stebbe, Richard Mark
Sun, Zhibing
Tait, Jon-Ann
Tang, Zhong
Tekeleab, Eyob
Thomas, Derek
Thomas, Lauren
Tobler, Evelyne
Todd, Christopher
Turner, Jennifer
Vander Wekken, Danielle
Varga, Andrea
Vesley, Liane
Wade, John
Walters, Jo-Anne
Wilde, Brian
Wilde, Conrad Richard
Zou, Shengbo
Zurbrigg, Marilyn

Schedule 3 - 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 the order).

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 the order).

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.