



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-083000-23

In the matter of: 1163 to 1195 Meadowlands Drive East, Nepean,
Ontario, K2E 6J5

Between: Minto Apartment LP Landlord

And

Refer to attached Schedule 2 Tenants

Minto Apartment LP (the 'Landlord') applied to the Landlord and Tenant Board (LTB) 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 January 14, 2026.

The following parties attended the hearing: Landlord representative David Lyman, the Landlord Agent Matthew Trotti and one Tenant who represented themselves were in attendance.

The Certificate of Service filed by the Landlord on December 15, 2025, 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:

1179 Meadowlands Drive East – 15; and
1195 Meadowlands Drive East – 12, 13, 14 and 15.

As per the Landlord's certificate of service, a number of individual Tenants were not served with the Notice of Hearing and have been removed as parties to the application.

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

1. The maximum rent increase above the guideline because of capital expenditures is 2.84%. This increase is for the following capital expenditures:
 - a. Balcony Repairs;
 - b. Roof and Canopy Replacements;
 - c. Brick and Sealant Repairs;
 - d. Concrete Entrance Steps;
 - e. Window Repairs and Replacements;

- f. Fire Safety Repairs and Panel Replacements;
 - g. Hot Water Heaters;
 - h. Building Automation System;
 - i. Water Main Repair; and
 - j. Asphalt Repairs.
2. Where the Landlord's application requests an increase of 2.86% the maximum increase above the guideline for these units is 2.84%. This increase is to be taken in the first year.
 3. Where the Landlord's application requests an increase of 2.62% the maximum increase above the guideline for these units is 2.60%. This increase is to be taken in the first year.
 4. Where the Landlord's application requests an increase of 1.28% the maximum increase above the guideline for these units is 1.27%. This increase is to be taken in the first year.
 5. Where the Landlord's application requests an increase of 1.21% the maximum increase above the guideline for these units is 1.20%. This increase is to be taken in the first year.
 6. Where the Landlord's application requests an increase of 1.11% the maximum increase above the guideline for these units is 1.10%. This increase is to be taken in the first year.
 7. Where the Landlord's application requests an increase of 0.68% the maximum increase above the guideline for these units is 0.67%. This increase is to be taken in the first year.
 8. Where the Landlord's application requests an increase of 0.19% the maximum increase above the guideline for these units is 0.19%. This increase is to be taken in the first year.
 9. The weighted useful life for the capital expenditures is as specified on Schedule 3.
 10. The first effective date of the rent increase above the guideline is January 1, 2024.
 11. The Landlord or Tenants shall reconcile accounts within 120 days of this order.

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

Dillanique Knight

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 3 for information about the date and amount of the rent reduction.
4. The annual guideline for 2024 is 2.5%.

Schedule 1 - Units affected by this Order:**1163 Meadowlands Drive East, Nepean, Ontario, K2E 6J5**

1	4	7	10	13
2	5	8	11	14
3	6	9	12	15

1165 Meadowlands Drive East, Nepean, Ontario, K2E 6J5

1	4	7	11	15
2	5	8	13	
3	6	9	14	

1169 Meadowlands Drive East, Nepean, Ontario, K2E 6J5

1	4	10	13	
2	5	11	14	
3	7	12	15	

1171 Meadowlands Drive East, Nepean, Ontario, K2E 6J5

1	4	7	10	13
2	5	8	11	14
3	6	9	12	15

1173 Meadowlands Drive East, Nepean, Ontario, K2E 6J5

6	9	13	1	4
7	10	14	2	5
8	11	15	3	

1175 Meadowlands Drive East, Nepean, Ontario, K2E 6J5

1	4	7	10	13
2	5	8	11	14
3	6	9	12	15

1179 Meadowlands Drive East, Nepean, Ontario, K2E 6J5

1	4	7	10	13
2	5	8	11	14
3	6	9	12	

1183 Meadowlands Drive East, Nepean, Ontario, K2E 6J5

1	4	7	11	14
2	5	8	12	15
3	6	9	13	

1185 Meadowlands Drive East, Nepean, Ontario, K2E 6J5

1	4	7	10	13
2	5	8	11	15
3	6	9	12	

1189 Meadowlands Drive East, Nepean, Ontario, K2E 6J5

1	4	7	10	13
2	5	8	11	14
3	6	9	12	15

1195 Meadowlands Drive East, Nepean, Ontario, K2E 6J5

1	3	6	8	10
2	4	7	9	11

Schedule 2 - Tenants who are Affected by this Order:

Abdi, Hamse	Dacob, Rosemol
Abdullahi, Mohamed	Dahir Hassen, Ubah
Abou Ghalwa, Yazan	Dantas, Pedro
Abou Najem, Alian	Decoeur, Gabrielle
Adair, Brayden	Dekker, Josiah
Adebola-Dada, Tofunmi	Dodds, Kimberly
Aguilar Zacarus, Gabino Olegario	Doh, Kee Lar
Ahmed, Karima	Donnelly, James
Ali, Abdirahman	Dore, James
Ali Danish, Taimoor	Dufour, Stephanie
AlMohamad, Fatima	Dugbor, Tambari
Al-saadi, Taghlab	Dunn, Cathy
Altaheri, Mohammed	Elias Sheikh, Hana
Altemmo, Kasem	Ellis, Johnathan
Andemariam, Selam	Eng, Sydney
Ashishkumar Asmin, Shikha	Eslami, Hossein
Ayyash, Alauldeen	Fanus, Theresa
Baker, Jesse	Fetsum, Ghebru
Baquero Gaviria, Paola Andrea	Fulsagar, Amit
Barrett, Alex	Gervais, Ryan
Beck, Christopher	Gesese, Seyoum
Beck, Heather	Graff, Mallory
Berry, Jesse	Guers, Awatif
Blake, Kenneth	Haj Sattuf, Mohammed
Borujerdi, Fatemeh	Hassan, Mohammed
Boucher, Therese	Hassan, Yasmin
Brady, Michelle	Herman, Cassidy
Brati, Marjana	Hossain, Sazzad
Brati, Sinan	Hovey, Jacob
Buoy, Nyakuma	Hudder, David
Bwaka, Ezechiel	Hunt, Catherine
Byron, Terry	Irakoze, Diandra
Callaway, Kristine	Islam, Rayhanul
Cameron, Conrad	Jain, Pankaj
Campbell, Phillip	Jose, Tomin
Carson, Jonathan	Kakkar, Rohit
Cascagnette, Jonathan	Kaneza, Christine
Cave Saunders, Amanda	Karim, Dolo Amasson
Celomine, Jessilyn	Kaur, Harpinder
Champagne, Shawn	Kavcic, Alyssa
Chevrier, Beverley	Kazimer, Aaron
Colangelo, Michael	Kelly, Grace
Creces, Ella	Ken, Sayoeun
Cullen, Judy	Kibuti, King Lewis

Kiflemariam, Daniel
Konateh, Abraham
Kuteyko, Robert
Lafontaine, Denis
Lafontaine, Michel
Lafontaine, Mignonne
Laidlaw, Shauna
Lal, Anandhu
Lapensee, Joshua
Lavallee-Sauve, Roger
Lefebvre, Suzanne
Louis, Katuiscia
Lufty, Roxanne
MacDonald, Delroy
Marion, Beth
Martyniuk, Andrew
Matthews, Florida
Mbala, Jophet
McCartney, Danielle
McLeese, Stephen
Mebrahtu, Azmera
Medina Penaranda, Luis
Mohamed, Ismail
Mohammed, Samah
Montanari, Paola
Moore, Trisha
Morren, Destiny
Morsani, Nadine
Mulligan, Brandon
Murphy, Maureen
Mutar, Haifaa
Nimubona Butoyi, Sophie
Ntakirutimana, Nadege
O'Lynch, Deborah
Occessia, Jauvin
Ogbajibrede, Onome
Ogbebor, Henry
Ogbe-Ogboyi, Aruna
Okeke, Mary-Anne
Okorokova, Viktoriia
Olotu, Christy
Pearson, Caitlin

Peprah, John
Perry, Lia Mai
Picard, Serena
Qara Joulán, Abir
Rahman, Orthee
Rankovich, Vivian
Retta, Shishai
Rivera, Rodrigo Rivas
Robertson, Myles
Rocke, Samathra
Rodriguez Perez, Mariangelica
Saadat, Sughra
Sabouh, Ramiz
Saroya, Divya
Saulivert, Mireille
Schepers, Leah
Schrauwen, Peter
Shah, Rutvik
Shaikh, Rais
Sharma, Sanjay
Shelswell, Darren
Simeus, Carl
Singh, Arka
Siyad Mahamoud, Safia
Skory, Kale
Sofat, Ritik
Sparling, Bobby
Sparling, Robert
Spurrell, Mikki
Suthar, Raj
Thomas, Tincy
Toy, Linda
Umer, Syed
valladares, Karlla
Vilmar, Roseline
Warsame, Abdikadar
Wilson, Courtney
Woldegiorgis, Yetenayete
Yohaness, Robel
Yussuff, Abdulganiyu
Zazai, Farooq

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is January 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 January 1, 2024 to December 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1, 1163 Meadowlands Drive East	2.84%	2.84%	13	2.84%
2, 1163 Meadowlands Drive East	2.84%	2.84%	13	2.84%
3, 1163 Meadowlands Drive East	2.84%	2.84%	13	2.84%
4, 1163 Meadowlands Drive East	2.84%	2.84%	13	2.84%
5, 1163 Meadowlands Drive East	2.84%	2.84%	13	2.84%
6, 1163 Meadowlands Drive East	2.84%	2.84%	13	2.84%
7, 1163 Meadowlands Drive East	2.84%	2.84%	13	2.84%
8, 1163 Meadowlands Drive East	2.84%	2.84%	13	2.84%
9, 1163 Meadowlands Drive East	2.84%	2.84%	13	2.84%
10, 1163 Meadowlands Drive East	2.84%	2.84%	13	2.84%
11, 1163 Meadowlands Drive East	2.84%	2.84%	13	2.84%
12, 1163 Meadowlands Drive East	2.84%	2.84%	13	2.84%
13, 1163 Meadowlands Drive East	2.84%	2.84%	13	2.84%
14, 1163 Meadowlands Drive East	2.84%	2.84%	13	2.84%
15, 1163 Meadowlands Drive East	2.84%	2.84%	13	2.84%
1, 1165 Meadowlands Drive East	1.20%	1.20%	15	1.20%
2, 1165 Meadowlands Drive East	2.84%	2.84%	13	2.84%
3, 1165 Meadowlands Drive East	2.84%	2.84%	13	2.84%
4, 1165 Meadowlands Drive East	2.84%	2.84%	13	2.84%
5, 1165 Meadowlands Drive East	0.19%	0.19%	15	0.19%
6, 1165 Meadowlands Drive East	2.84%	2.84%	13	2.84%
7, 1165 Meadowlands Drive East	2.84%	2.84%	13	2.84%
8, 1165 Meadowlands Drive East	2.84%	2.84%	13	2.84%
9, 1165 Meadowlands Drive East	2.84%	2.84%	13	2.84%
11, 1165 Meadowlands Drive East	2.84%	2.84%	13	2.84%
13, 1165 Meadowlands Drive East	2.60%	2.60%	13	2.60%
14, 1165 Meadowlands Drive East	2.84%	2.84%	13	2.84%
15, 1165 Meadowlands Drive East	2.84%	2.84%	13	2.84%
1, 1169 Meadowlands Drive East	2.84%	2.84%	13	2.84%

For the period January 1, 2024 to December 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
2, 1169 Meadowlands Drive East	2.60%	2.60%	13	2.60%
3, 1169 Meadowlands Drive East	2.84%	2.84%	13	2.84%
4, 1169 Meadowlands Drive East	2.84%	2.84%	13	2.84%
5, 1169 Meadowlands Drive East	2.84%	2.84%	13	2.84%
7, 1169 Meadowlands Drive East	2.60%	2.60%	13	2.60%
10, 1169 Meadowlands Drive East	2.84%	2.84%	13	2.84%
11, 1169 Meadowlands Drive East	2.84%	2.84%	13	2.84%
12, 1169 Meadowlands Drive East	2.84%	2.84%	13	2.84%
13, 1169 Meadowlands Drive East	2.84%	2.84%	13	2.84%
14, 1169 Meadowlands Drive East	2.84%	2.84%	13	2.84%
15, 1169 Meadowlands Drive East	2.84%	2.84%	13	2.84%
1, 1171 Meadowlands Drive East	2.84%	2.84%	13	2.84%
2, 1171 Meadowlands Drive East	2.84%	2.84%	13	2.84%
3, 1171 Meadowlands Drive East	2.84%	2.84%	13	2.84%
4, 1171 Meadowlands Drive East	1.27%	1.27%	15	1.27%
5, 1171 Meadowlands Drive East	2.84%	2.84%	13	2.84%
6, 1171 Meadowlands Drive East	2.84%	2.84%	13	2.84%
7, 1171 Meadowlands Drive East	2.84%	2.84%	13	2.84%
8, 1171 Meadowlands Drive East	2.84%	2.84%	13	2.84%
9, 1171 Meadowlands Drive East	2.84%	2.84%	13	2.84%
10, 1171 Meadowlands Drive East	2.84%	2.84%	13	2.84%
11, 1171 Meadowlands Drive East	2.84%	2.84%	13	2.84%
12, 1171 Meadowlands Drive East	2.84%	2.84%	13	2.84%
13, 1171 Meadowlands Drive East	2.84%	2.84%	13	2.84%
14, 1171 Meadowlands Drive East	0.19%	0.19%	15	0.19%
15, 1171 Meadowlands Drive East	2.84%	2.84%	13	2.84%
1, 1173 Meadowlands Drive East	2.84%	2.84%	13	2.84%
2, 1173 Meadowlands Drive East	2.84%	2.84%	13	2.84%
3, 1173 Meadowlands Drive East	0.19%	0.19%	15	0.19%
4, 1173 Meadowlands Drive East	2.84%	2.84%	13	2.84%
5, 1173 Meadowlands Drive East	2.84%	2.84%	13	2.84%
6, 1173 Meadowlands Drive East	2.84%	2.84%	13	2.84%
7, 1173 Meadowlands Drive East	2.84%	2.84%	13	2.84%
8, 1173 Meadowlands Drive East	2.84%	2.84%	13	2.84%
9, 1173 Meadowlands Drive East	2.84%	2.84%	13	2.84%

For the period January 1, 2024 to December 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
10, 1173 Meadowlands Drive East	2.84%	2.84%	13	2.84%
11, 1173 Meadowlands Drive East	2.84%	2.84%	13	2.84%
13, 1173 Meadowlands Drive East	2.84%	2.84%	13	2.84%
14, 1173 Meadowlands Drive East	2.84%	2.84%	13	2.84%
15, 1173 Meadowlands Drive East	1.27%	1.27%	15	1.27%
1, 1175 Meadowlands Drive East	1.10%	1.10%	15	1.10%
2, 1175 Meadowlands Drive East	2.84%	2.84%	13	2.84%
3, 1175 Meadowlands Drive East	2.84%	2.84%	13	2.84%
4, 1175 Meadowlands Drive East	2.84%	2.84%	13	2.84%
5, 1175 Meadowlands Drive East	2.84%	2.84%	13	2.84%
6, 1175 Meadowlands Drive East	0.19%	0.19%	15	0.19%
7, 1175 Meadowlands Drive East	2.84%	2.84%	13	2.84%
8, 1175 Meadowlands Drive East	2.84%	2.84%	13	2.84%
9, 1175 Meadowlands Drive East	2.84%	2.84%	13	2.84%
10, 1175 Meadowlands Drive East	2.84%	2.84%	13	2.84%
11, 1175 Meadowlands Drive East	2.84%	2.84%	13	2.84%
12, 1175 Meadowlands Drive East	2.84%	2.84%	13	2.84%
13, 1175 Meadowlands Drive East	2.84%	2.84%	13	2.84%
14, 1175 Meadowlands Drive East	2.84%	2.84%	13	2.84%
15, 1175 Meadowlands Drive East	2.84%	2.84%	13	2.84%
1, 1179 Meadowlands Drive East	2.84%	2.84%	13	2.84%
2, 1179 Meadowlands Drive East	2.84%	2.84%	13	2.84%
3, 1179 Meadowlands Drive East	2.84%	2.84%	13	2.84%
4, 1179 Meadowlands Drive East	2.84%	2.84%	13	2.84%
5, 1179 Meadowlands Drive East	2.84%	2.84%	13	2.84%
6, 1179 Meadowlands Drive East	2.84%	2.84%	13	2.84%
7, 1179 Meadowlands Drive East	2.84%	2.84%	13	2.84%
8, 1179 Meadowlands Drive East	2.84%	2.84%	13	2.84%
9, 1179 Meadowlands Drive East	2.84%	2.84%	13	2.84%
10, 1179 Meadowlands Drive East	2.84%	2.84%	13	2.84%
11, 1179 Meadowlands Drive East	2.84%	2.84%	13	2.84%
12, 1179 Meadowlands Drive East	2.84%	2.84%	13	2.84%
13, 1179 Meadowlands Drive East	2.84%	2.84%	13	2.84%
14, 1179 Meadowlands Drive East	0.67%	0.67%	15	0.67%
1, 1183 Meadowlands Drive East	2.60%	2.60%	13	2.60%

For the period January 1, 2024 to December 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
2, 1183 Meadowlands Drive East	2.84%	2.84%	13	2.84%
3, 1183 Meadowlands Drive East	2.60%	2.60%	13	2.60%
4, 1183 Meadowlands Drive East	1.27%	1.27%	15	1.27%
5, 1183 Meadowlands Drive East	2.84%	2.84%	13	2.84%
6, 1183 Meadowlands Drive East	2.84%	2.84%	13	2.84%
7, 1183 Meadowlands Drive East	2.84%	2.84%	13	2.84%
8, 1183 Meadowlands Drive East	2.60%	2.60%	13	2.60%
9, 1183 Meadowlands Drive East	0.19%	0.19%	15	0.19%
11, 1183 Meadowlands Drive East	2.84%	2.84%	13	2.84%
12, 1183 Meadowlands Drive East	2.84%	2.84%	13	2.84%
13, 1183 Meadowlands Drive East	2.84%	2.84%	13	2.84%
14, 1183 Meadowlands Drive East	2.84%	2.84%	13	2.84%
15, 1183 Meadowlands Drive East	2.84%	2.84%	13	2.84%
1, 1185 Meadowlands Drive East	2.84%	2.84%	13	2.84%
2, 1185 Meadowlands Drive East	2.84%	2.84%	13	2.84%
3, 1185 Meadowlands Drive East	2.84%	2.84%	13	2.84%
4, 1185 Meadowlands Drive East	2.84%	2.84%	13	2.84%
5, 1185 Meadowlands Drive East	2.84%	2.84%	13	2.84%
6, 1185 Meadowlands Drive East	2.84%	2.84%	13	2.84%
7, 1185 Meadowlands Drive East	2.84%	2.84%	13	2.84%
8, 1185 Meadowlands Drive East	2.84%	2.84%	13	2.84%
9, 1185 Meadowlands Drive East	2.84%	2.84%	13	2.84%
10, 1185 Meadowlands Drive East	2.84%	2.84%	13	2.84%
11, 1185 Meadowlands Drive East	2.84%	2.84%	13	2.84%
12, 1185 Meadowlands Drive East	2.84%	2.84%	13	2.84%
13, 1185 Meadowlands Drive East	2.84%	2.84%	13	2.84%
15, 1185 Meadowlands Drive East	2.84%	2.84%	13	2.84%
1, 1189 Meadowlands Drive East	2.84%	2.84%	13	2.84%
2, 1189 Meadowlands Drive East	2.84%	2.84%	13	2.84%
3, 1189 Meadowlands Drive East	2.84%	2.84%	13	2.84%
4, 1189 Meadowlands Drive East	2.84%	2.84%	13	2.84%
5, 1189 Meadowlands Drive East	2.84%	2.84%	13	2.84%
6, 1189 Meadowlands Drive East	1.27%	1.27%	15	1.27%
7, 1189 Meadowlands Drive East	2.84%	2.84%	13	2.84%
8, 1189 Meadowlands Drive East	2.84%	2.84%	13	2.84%

For the period January 1, 2024 to December 31, 2024				
Rental Unit Address Name	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
9, 1189 Meadowlands Drive East	1.10%	1.10%	15	1.10%
10, 1189 Meadowlands Drive East	2.84%	2.84%	13	2.84%
11, 1189 Meadowlands Drive East	2.84%	2.84%	13	2.84%
12, 1189 Meadowlands Drive East	2.84%	2.84%	13	2.84%
13, 1189 Meadowlands Drive East	2.84%	2.84%	13	2.84%
14, 1189 Meadowlands Drive East	2.84%	2.84%	13	2.84%
15, 1189 Meadowlands Drive East	2.84%	2.84%	13	2.84%
1, 1195 Meadowlands Drive East	2.84%	2.84%	13	2.84%
2, 1195 Meadowlands Drive East	2.84%	2.84%	13	2.84%
3, 1195 Meadowlands Drive East	2.84%	2.84%	13	2.84%
4, 1195 Meadowlands Drive East	2.84%	2.84%	13	2.84%
6, 1195 Meadowlands Drive East	2.84%	2.84%	13	2.84%
7, 1195 Meadowlands Drive East	2.84%	2.84%	13	2.84%
8, 1195 Meadowlands Drive East	2.84%	2.84%	13	2.84%
9, 1195 Meadowlands Drive East	2.84%	2.84%	13	2.84%
10, 1195 Meadowlands Drive East	2.84%	2.84%	13	2.84%
11, 1195 Meadowlands Drive East	2.84%	2.84%	13	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.