



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093072-24

In the matter of: 200 Park Road North, Oshawa, Ontario, L1J 4L8

Between: Christopher Seepe Landlord
2278277 Ontario Corp

And

Refer to attached Schedule 2 Tenants

Christopher Seepe and 2278277 Ontario Corp (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 via videoconference on March 12, 2026.

The following parties attended the hearing: Mr. Trent, Landlord representative, Mr. Seepe, Landlord, Ms. Hanf, Tenant unit 201.

The Certificate of Service filed by the Landlord on February 6, 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 unit: 101, 104, and 203.

The Landlord identified that the residential complex is made up of 12 units but indicated that the capital expenditure for the New Roof should only be calculated based on 11 units. As a result, the Landlord's application indicated that those 11 units should bear all the costs. I do not agree. The increase in capital expenditures affects all 12 units and the New Roof benefits all 12 units. Therefore, the cost should be apportioned as between all 12 units. However, the application only applies to the 11 units identified by the Landlord. Therefore, the apportioned increases granted will only apply to those 11 units covered by the application.

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

1. The maximum allowable increase above the guideline because of capital expenditures is 1.01%. This increase is for the following capital expenditures:
 - a. New Roof.

2. Where the Landlord's application requests an increase of 1.12%, the maximum increase above the guideline for these units 1.01%. This increase to be taken as 1.01% 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 March 1, 2025.
5. The reconciliation period is set at 90 days.

It is ordered that:

1. The Landlord may increase the rents charged by 1.01% 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 March 1, 2025 to February 28, 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 Tenants shall pay to the other any sum of money that is owed as a result of this order within 90 days of the date of this order.

May 11, 2026

Date Issued

Suzy Franklyn

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 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 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

102
103
201
202
204
301
302
304

Schedule 2 - Tenants who are Affected by this Order:

Antaya, Mark
Bond, Joan
Chong, Teri
Goldsmith, Reid
Howell, Matthew
MacDonald, Danielle
Nicholson, Laura
Placko, Cristhan
Starynski, Ashley

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 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 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 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 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.