



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-097279-23

In the matter of: 68 Weber Street, Waterloo, Ontario, N2J 1Z7
190 Allen Street, Waterloo, Ontario, N2J 1K1

Between: GF II Weber Street & Allen Street Ltd. Landlord

And

Refer to attached Schedule 2 Tenants

GF II Weber Street & Allen 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 took place by videoconference on February 9, 2026.

The following parties attended the hearing: the Landlord's Representatives, Patty Duwyn and Kiel Baker, the Landlord's Agents, William Wang, Gaurav Jagtop, Ashley Archer and Nicole Roblin, and several of the Tenants from the following units: 11 at 68 Weber Street, 14 at 68 Weber Street, and 23 at 68 Weber Street.

The Certificate of Service filed by the Landlord on January 14, 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 5 units: 12 at 68 Weber Street, 18 at 68 Weber Street, 2 at 190 Allen Street, 3 at 190 Allen Street, and 10 at 190 Allen Street.

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

1. The maximum rent increase above the guideline because of capital expenditures is 1.10%. This increase is for the following capital expenditures:
 - a. Control Entry and Security System; and
 - b. Plumbing Fixture Retrofit.
2. Where the Landlord's application requests an increase of 1.26%, the maximum increase above the guideline for these units is 1.10%. 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 March 1, 2024.
5. The Landlord has confirmed that they will calculate and increase the rent charges, as required, but will not collect the AGI-related rent increase amounts owing from Tenants affected by this order for the 25-month period from the First Effective Date, and specifically, for AGI-related rent increase amounts related to the period from March 1, 2024 to March 31, 2026; and thereafter, starting April 1, 2026, all AGI-related rent increase charges, for the units affected by this order, will be calculated, compounded, applied and collected by the Landlord without any further adjustment, in compliance with the order, including Schedule 3 – Rent Reduction related to Capital Expenditures, and pursuant to lawful notice.
6. The Landlord's reconciliation documents provided to each of the Tenants affected by this order will clearly identify and reflect the value and the impact of this 25-month AGI-related rent increase adjustment amount, inclusive of any rent credit for overpayments as appropriate, as offered by the Landlord, and as set out in paragraph 5 above.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 1.10% 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 1.10% within the time period of March 1, 2024 to February 28, 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 13, 2026
Date Issued

Janice Campbell
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 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 is 2.50%, for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

190 Allen Street, Waterloo, Ontario, N2J 1K1

1
4
5
7
8

68 Weber Street, Waterloo, Ontario, N2J 1Z7

11
14
16
17
19
20
23

Schedule 2 - Tenants who are Affected by this Order:

Alisha, Hayek
Donne, Marshall
Edward, De-Slegte
Ghrimay, Dawit
Jahangir, Alam
Luis, Macedo
Melany, Lagana
Michael, Ehrlich
Olumide, Obajimi
Roy, Wells
Sigi, Drake
Twara, Patel
Valerie Ann, Poitras

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 this 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 this 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.