



**Order under Section 126
Residential Tenancies Act, 2006**

File Number: LTB-L-016489-25

In the matter of: 1505 Ottawa St. N., Kitchener, ON, N2A 0E8

Between: 1505 Ottawa Street Holdings Inc. c/o Quadreal Landlord
Residential Properties GP Inc

And

Refer to attached Schedule 2 Tenants

1505 Ottawa Street Holdings Inc. c/o Quadreal Residential Properties GP 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.

This application was resolved by written hearing. No submissions were received from the Tenants.

It is determined that:

Municipal Taxes and Charges

1. The Landlord justified a rent increase above the guideline because of an extraordinary increase in the municipal taxes and charges. I find that the increase in the municipal taxes and charges is "extraordinary" because the percentage increase between the reference year and the base year is greater than the guideline rent increase plus 50% of the guideline (section 28 of O. Reg. 516/06).
2. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.01%. This increase is to be taken in the first year.
3. The Certificate of Service filed by the Landlord on March 4, 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: 118, 201, 203, 208, 211, 213, 214, 215, 312, 407, 411, 413, 416, 512, 614, 705, 711 and 807.

4. The Certificate of Service filed by the Landlord on March 4, 2026, indicates that some tenants listed in the application were not served with the application and notice of hearing. The LTB shall therefore amend the application by removing these tenants. 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: Eloise Dokmanovic, Don Larke, Mark Wildi, Dan Balm, Bruce McPerson, Robert (Bob) McPerson, Jennifer MacDonald, Jim Crawford, Trevor Bettschen, William Dyck, Carolyn Marchand, John Ball, John H. Rule, Thilo S. Von Bogen, Werner Funk and Konrad Bieber.
5. The first effective date of the rent increase above the guideline is June 1, 2025.

It is ordered that:

1. The Landlord may increase the rents charged by 0.01% 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 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 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 14, 2026

Date Issued

Luciella Longo

Member, 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. 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.
2. 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.
3. The annual guideline for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

1505 Ottawa St. N., Kitchener, ON, N2A 0E8

102	302	402	505	605	706	806	906
110	303	403	506	606	707	808	907
112	304	404	507	607	708	809	908
114	305	405	508	608	709	810	909
116	306	406	509	609	710	811	910
202	307	408	510	610	712	812	911
204	308	409	511	611	713	813	912
205	310	410	513	612	714	814	913
206	311	412	514	613	715	815	914
207	313	414	515	615	716	816	915
210	314	415	516	616	717	817	916
212	315	417	517	617	718	818	917
216	316	418	518	618	801	901	918
217	317	501	601	701	802	902	
220	320	502	602	702	803	903	
222	322	503	603	703	804	904	
301	401	504	604	704	805	905	

Schedule 2 - Tenants who are Affected by this Order:

(Bill) Murray, William
 A. Benn, Deborah
 A.F. Benn, Tara
 Adam, Catherine
 A Murray, Judith
 Asefaw, Alem
 Babu Alahari, Suresh
 Baker, Ronald
 Baker, Shirley
 Baksh, Fazeeda
 Ball, Audrey
 Balm, Mary
 Barbara Rockel, Grace
 Barrie, Teresa
 Battler, Daniel
 Battler, Gloria
 Bauer, Adam
 Bauer, Heidemarie
 Bell, Barbara
 Bettschen, Vicki
 Bheemsingh,
 Mahendranauth
 Bieber, Ingrid
 Blackmore, Wade
 Blue, Melissa
 Bogen, Nena
 Bozoian, Marilyn
 Brown, Crystal
 Burns, Corey
 Burns, Randy
 Cannon, Pat
 Carleton, Diane
 Chapman, Bruce
 Clark, Jeff
 Clemmer, Andrea
 Cooley, Kathy
 Crawford, Bruce
 Crawford, Luella
 Crawford, Mary
 Czwartkowski, Leona
 Da Costa, Susie
 Dempster, Robert
 Dennison, L.Adele
 Dertawtian, Wicken

Dokmanovic, Dusan
 Dostle, Wilma
 Douglas, Claudette
 Dyck, Dianne
 Eckmier, Jean
 Edinger, Frieda
 Edward Rockel, Ronald
 Eichinger, Herta
 Elliston, Kathryn
 English, Theresa
 Ennis, Brendan
 Faber, Hannelore
 Fenske, Kurt
 Fortney, Nettie
 Frank Mahler, John
 Freeman, Leroy
 Freeman, Linda
 Frey, Miriam
 Funk, .
 Funk, Ingeborg
 Garabeet, Seta
 Gertrude Haynes, Alma
 Gould, Margaret
 Griffin, Linda
 Habtegherghish, Habteab
 Hadenko, Deanna
 Hallman, Louise
 Hamilton, Pat
 Haynes, Leonand
 Hecktus, Carole
 Heroux, Elayne
 Heroux, Guy
 Hoffmann, Margaret
 Holowaty, Barbara
 Hudson, Linda
 Jacqueline Dietz, Bonnie
 Jane Sloan, Mary
 Jordan, Armande
 Jordan, Raymond
 Jutzi, Karen
 Karmazyn, Peter
 Kaufman, Brenda
 Kaufman, Norman
 King, Joan

King, Robert
 Klassen, Erika
 Klem, Ray
 Klug, Mary
 Koops, Jan
 Koza, Eileen
 Lake, Michele
 Lang, Karen
 Lang, William
 Langlois, James
 Larke, David
 Larke, Marlene
 Lepp, Brian
 Luke, Karen
 Mahler Klein, Margit
 Manuge, Gail
 Marchand, Bruce
 Marie Kondrat, Rose
 Mary Kiesling, Olwen
 M Barrie, James
 Mcconnell, Jeanne
 Mccurdy, Wanda
 Mcpherson, Jean
 Michael Moore, William
 Miller, Esther
 Moyer, Brandon
 Mullin, Rick
 Murchie, Vincent
 Murray, Elizabeth
 Nurmi, Alice
 Nurmi, Leo
 Opresnik, Ruth
 Oviakhail, Jina
 Pansolin, Joe
 Paul, Haynes
 Pool, Lynda
 Quinlan, Carolyn
 Regula, Iwona
 Reid, Laura
 Reid, Robert
 Reimer, Sharon
 Richer, Margaret
 Robbins, Carol
 Robedta Moore, Marilyn

Rodrigues, Diamantino
Rosenberger, Marilyn
Rosenberger, Wayne
Rotar, Valerie
Rule, Sheila
Sahadat, Aliyya
Schmalz, Susan
Schuster, Hermie
Shah Oriakhail, Mohammad
Shultz, Kathie
Silva, Rosa
Skanes, Judy
Skanes, Tyrone
Snyder, Jeffery

Sommers, Dave
Sommers, Ingrid
St Marie, Gloria
St Marie, Lillian
Stumpf, Leona
Stumpf, Robert
Sugg, Jason
Sugg, Nathan
Swart, Charlotte
Swart, Philippa
Szabo, Lise
Tabong, Marisa
Thompson, Anita
Turcotte, Larry

Turner, James
Turner, Sandra
Vesely, Gabriela
Vesely, Karel
Wadel Turcotte, Beverly
Wallsteiner, Margaret
Ward, Keith
Wardowski, Yolanda
Watts, Lynda
Wilhelmine Haslam, Jean
Williams, Olivia
Wittnebel, Joan
Wittnebel, John
Zafarali, Naseef