



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-016199-24

In the matter of: 1124 Meadowlands Dr E, Nepean, Ontario, K2E 6H9

Between: Minto Multi-Res Inc 1, LP Landlord

And

Refer to attached Schedule 2 Tenants

Minto Multi-Res Inc 1, LP (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 March 24, 2026.

The following parties attended the hearing: The Landlord's legal representative, David Lyman, the Landlord's Agent, Kira Simper and the Tenant from unit 204.

The Certificate of Service filed by the Landlord on March 5, 2026, indicates that one of the rental units listed in the application was not served with the application and notice of hearing. The Board shall therefore amend the application by removing this rental unit. 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: Unit 314.

The Certificate of Service filed by the Landlord on March 5, 2026, indicates that some Tenants listed in the application were not served with the application and notice of hearing. The Board shall therefore amend the application by removing the Tenants as parties. 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: Natalia Barankevych, Akop Tarverdiien, Hanae Aberahim, Sweetie Rani Das, Mika Li Thian Inamariza, Khalid Elsiddig, Emily Anne Charette, Katie Barr, Megan Larson, Joshua Chartrand, Sarah Gagnon, Dichimael Jean-Baptiste, Tarahehissa Jean-Baptiste, Gilbert Jean-Baptiste Hyessa Oibadiyu, Tigist Yegletu, Bekam Zelalem, Shehara David, Shantal Plouffe, Katherine Plouffe, Nolan Plouffe, Ronjex Banega, Tamit Dihia, Mouhoubi Alya, Mouhoubi Akail Belkacem, Tyler Smith, Folarin Ojo, Folami Ojo, Goitom Gessew, Seham Mankalo, Sanjan Puthenvilayil Koshy, Saloni Mehra, Sayyam Arora, Ludenie, Adam Leger, Annieska Adam, Gloria Adam, Saina Janson, Janson Joseph, Dawit Robele, Saron Dawit, and Nicole Dion.

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

1. The maximum rent increase above the guideline because of capital expenditures is 2.20 %. This increase is for the following capital expenditures:
 - a. Heating Boilers Replacement;
 - b. DHW Boiler Replacement;
 - c. Backflow Preventer;
 - d. Water Efficient Showerheads;
 - e. Drain Repairs;
 - f. Elevator Counterweight Sheave;
 - g. Corridor Flooring and Lighting; and
 - h. Asphalt Repairs.
2. Where the Landlord's application requests an increase of 2.36% the maximum increase above the guideline for these units is 2.20%. This increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 2.22% the maximum increase above the guideline for these units is 2.07%. This increase is to be taken in the first year.
4. Where the Landlord's application requests an increase of 1.97% the maximum increase above the guideline for these units is 1.84%. This increase is to be taken in the first year.
5. Where the Landlord's application requests an increase of 1.88% the maximum increase above the guideline for these units is 1.75%. This increase is to be taken in the first year.
6. Where the Landlord's application requests an increase of 0.92% the maximum increase above the guideline for these units is 0.86%. This increase is to be taken in the first year.
7. Where the Landlord's application requests an increase of 0.78% the maximum increase above the guideline for these units is 0.73%. This increase is to be taken in the first year.
8. Where the Landlord's application requests an increase of 0.57% the maximum increase above the guideline for these units is 0.53%. This increase is to be taken in the first year.
9. Where the Landlord's application requests an increase of 0.28% the maximum increase above the guideline for these units is 0.26%. This increase is to be taken in the first year.

10. The weighted useful life for the capital expenditures is as specified on Schedule 3.

11. The first effective date of the rent increase above the guideline is June 1, 2024.

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 90 days of the date of this order.

May 14, 2026
Date Issued

Sarah Visnovec
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 4 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:

1124 Meadowlands Dr E, Nepean, Ontario, K2E 6H9

103	304
104	305
105	306
106	307
107	308
108	309
110	310
111	311
112	312
113	313
114	315
115	316
116	317
117	318
118	319
202	401
203	402
204	403
205	404
206	405
207	406
209	407
210	408
211	409
212	410
213	411
214	412
215	413
216	414
217	415
218	416
301	417
302	418
303	419

Schedule 2 - Tenants who are Affected by this Order:

Adam, Vladymir	Hagos, Thehay	Novokhatska, Oksana
Ahmed Mohammad, Fatin	Hillier, Katherine	Ojo, Mayowa
Khalid	Hosein, Aliesha	Ojo, Oluwaseun
Alexander, Taylor	Jean-Baptiste Hilaire, Jocelyne	Ouellette, Serge
Alibekit, Mentay	Johnson, Stephy	Oyedele, Oluwafolakemi
Aljanabi, Salman	Khan, Rylan	Peinsznski, Paige
Al Khlaf, Rahaf	Kimana, Chazalle-Chadia	Potter, Atira
Al Shhayed, Fadi	Koshowski, Yvonne	Potter, Nava
Andeme Menie, Marie	Kotsibie, Troy Scott	Rivera, Jose
Arnold, Melissa	Lafontant, Marie-Florence	Rivera Rosales, Adan
Arora, Surbhi	Lamorie, Matthew	Rogers, Jaye
Baishnab, Debasis	Lepine, Mary-Kathryn	Rouina, Khalil Ben
Bekele, Mihert	MacLachlan, Katherine	Roy, Rosin
Benkirane, Sara	Majeed, Iman	Salim, Seadin
Campbell, Daphne	Mansour, Abraham	Samuel, Aneel
Charette, Jean	McGann, Pamela	Schulz, Lindsey
Clark, Gregory	Mehri, Mateen	Slimani, Nabil
Coffey, Clare	Meihm, Lee	Snow, Sahara
Cordonero, Teresa	Moawad, Ahmed	St-Onge, Claudia
Cubahiro, Chantraine	Moawad, Khaled	Storm, Nicklas
Debeljak, Drago	Mongeon, Jason	Talani, Gabriel
Dion, Robyn	Morrison, Laddie	Valladaves, Joseph
Diotte, Gary	Mouhoubi, Tahar	Vasylyeva, Galyna
Enman, Michael	Napash, Catherine	Vetesnik, Russell
Everson, Laura	Nault, Cassandra	Wakjira, Zelalem
Gadient, Stephan	Negussie, Tadelech	Webster, Greg
Galijasevic-Debeljak, Indira	Nemeth, Ryan	
Galletta, Steven	Nishikant Pednekar, Hitesh	

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is June 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.

Rental Unit Address Name	Period of June 1, 2024 to May 31, 2025			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
103, 1124 Meadowlands Dr E	0.53%	0.53%	15	0.53%
104, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
105, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
106, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
107, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
108, 1124 Meadowlands Dr E	0.26%	0.26%	15	0.26%
110, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
111, 1124 Meadowlands Dr E	0.86%	0.86%	14	0.86%
112, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
113, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
114, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
115, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
116, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
117, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
118, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
202, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
203, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
204, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
205, 1124 Meadowlands Dr E	2.07%	2.07%	14	2.07%
206, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
207, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
209, 1124 Meadowlands Dr E	1.84%	1.84%	15	1.84%
210, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
211, 1124 Meadowlands Dr E	0.86%	0.86%	14	0.86%
212, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
213, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
214, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
215, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
216, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%

Rental Unit Address Name	Period of June 1, 2024 to May 31, 2025			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
217, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
218, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
301, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
302, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
303, 1124 Meadowlands Dr E	0.53%	0.53%	15	0.53%
304, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
305, 1124 Meadowlands Dr E	0.53%	0.53%	15	0.53%
306, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
307, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
308, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
309, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
310, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
311, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
312, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
313, 1124 Meadowlands Dr E	1.75%	1.75%	15	1.75%
315, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
316, 1124 Meadowlands Dr E	0.73%	0.73%	14	0.73%
317, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
318, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
319, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
401, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
402, 1124 Meadowlands Dr E	0.26%	0.26%	15	0.26%
403, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
404, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
405, 1124 Meadowlands Dr E	0.53%	0.53%	15	0.53%
406, 1124 Meadowlands Dr E	2.07%	2.07%	14	2.07%
407, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
408, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
409, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
410, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
411, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
412, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
413, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
414, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
415, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
416, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%

Rental Unit Address Name	Period of June 1, 2024 to May 31, 2025			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
417, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
418, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%
419, 1124 Meadowlands Dr E	2.20%	2.20%	14	2.20%

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.