



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-090168-23

In the matter of: 22790 Amiens Road, Komoka, Ontario, N0L 1R0

Between: Oriole Park Komoka Ltd. Landlord

And

Refer to attached Schedule 2 Tenants

Oriole Park Komoka 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 was held by videoconference on March 3, 2026. The Landlord's legal representatives Paul Cappa, and Kiel Baker and the Landlord's agents, Michael Williamson and Rachel Williamson were present.

The Tenants' agent John Vossen was present and represented on behalf of all Tenants.

The followings Tenants were present:

Unit 1, 14, 20, 23,29,33, 36, and 4 from Haviture Way
Units, 109, 116, 117 and 119, 122 from Needmore Road
Unit 125 and 136 from Lois Lane
Units 139, 140,145 and 147 from Park Avenue
Units 157, 158, 159 from Abby Road
Units 45, 47, 56, 61, 62, and 66 from Memory Lane
Units 73 and 74 from Betty Boulevard
Units 81 and 83 from Arthur Avenue
Units 93, 94, 96, and 99 from Easy Street
APT from Abby Road

The Landlord confirmed the following Tenants are not covered by this application.

- From Arthur Ave, Units 76, 85, 89 (Anna McDonnell)
- From Haviture Way, Units 6,17, 19,31,32 and 34
- From Easy Street, Units 103, 92
- From Memory Lane, Units 44, 49 (Bonnie Dodd),52, 53 (Carol Walker),66

- From Park Avenue, Unit 143,
- From Needmore Road, Units 113, 114
- From Lois Lane, Units 130 (Allan Fenton) and 132 (Barry Clute)
- From Abby Road Unit 163

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) Water System Upgrades
 - b) Sewage System Upgrades
 - c) Roads and Sidewalks
 - d) Snowblower
 - e) Community Hall Painting
 - f) Control Access System
 - g) Sitework
 - h) Maintenance Cart
2. Where the Landlord's application requests an increase of 2.40% the maximum increase above the guideline for these units is 2.20%. this 2.20% is to be taken in the first year
3. The weighted useful life for the capital expenditures is as per schedule.
4. The first effective date of the rent increase above the guideline is February 1, 2024.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 2.20% 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 2.20% within the time period of February 1, 2024, to January 31, 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 180 days of the date of this order.

May 14, 2026

Date Issued

Maryam Cooper

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 3 for information about the date and amount of the rent reduction.
4. The annual guideline for 2023 is 2.50%, for 2024 is 2.50%, for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

22790 Amiens Road, Komoka, Ontario, N0L 1R0

153	Abby Road	4	Haviture Way
154	Abby Road	5	Haviture Way
155	Abby Road	7	Haviture Way
156	Abby Road	8	Haviture Way
157	Abby Road	9	Haviture Way
158	Abby Road	10	Haviture Way
159	Abby Road	13	Haviture Way
160	Abby Road	14	Haviture Way
161	Abby Road	15	Haviture Way
APT	Abby Road	16	Haviture Way
75	Arthur Avenue	18	Haviture Way
77	Arthur Avenue	20	Haviture Way
79	Arthur Avenue	21	Haviture Way
80	Arthur Avenue	23	Haviture Way
81	Arthur Avenue	25	Haviture Way
82	Arthur Avenue	27	Haviture Way
83	Arthur Avenue	29	Haviture Way
84	Arthur Avenue	33	Haviture Way
86	Arthur Avenue	35	Haviture Way
87	Arthur Avenue	36	Haviture Way
88	Arthur Avenue	37	Haviture Way
89	Arthur Avenue	123	Lois Lane
91	Arthur Avenue	124	Lois Lane
71	Betty Boulevard	125	Lois Lane
73	Betty Boulevard	126	Lois Lane
74	Betty Boulevard	127	Lois Lane
93	Easy Street	129	Lois Lane
94	Easy Street	130	Lois Lane
95	Easy Street	131	Lois Lane
96	Easy Street	132	Lois Lane
98	Easy Street	133	Lois Lane
99	Easy Street	135	Lois Lane
100	Easy Street	136	Lois Lane
101	Easy Street	39	Memory Lane
102	Easy Street	40	Memory Lane
105	Easy Street	41	Memory Lane
107	Easy Street	42	Memory Lane
1	Haviture Way	43	Memory Lane
3	Haviture Way	45	Memory Lane

46	Memory Lane	111	Needmore Road
47	Memory Lane	112	Needmore Road
48	Memory Lane	116	Needmore Road
49	Memory Lane	117	Needmore Road
50	Memory Lane	119	Needmore Road
51	Memory Lane	120	Needmore Road
53	Memory Lane	121	Needmore Road
54	Memory Lane	122	Needmore Road
56	Memory Lane	139	Park Avenue
57	Memory Lane	140	Park Avenue
58	Memory Lane	141	Park Avenue
60	Memory Lane	142	Park Avenue
61	Memory Lane	144	Park Avenue
62	Memory Lane	145	Park Avenue
63	Memory Lane	146	Park Avenue
64	Memory Lane	147	Park Avenue
65	Memory Lane	148	Park Avenue
67	Memory Lane	149	Park Avenue
68	Memory Lane	150	Park Avenue
70	Memory Lane	152	Park Avenue
109	Needmore Road		

Schedule 2 - Tenants who are Affected by this Order:

Aitken, Cathy	Dicy, Julie	Kerr, Karen
Anderson, Dave	Dicy, Steve	Kerr, Steve
Anderson, Wendy	Dodd, Barry	King, Freeman
Andersson, Catherine	Doherty, Nola	Klomp, Harry
Andersson, Roy	Doherty, Terence	Klomp, Judy
Arthur, Kenneth	Dunbar, Steven	Kohli, Julie
Arthur, Theresa	Dunbar, Tassy	Latour, Richard
Balcom, Brenda	Duncan, Maureen	Latour, Robin
Balcom, Michael	Dunham, Diane	Lee, Mary
Balderston, Doreen	Dupuis, Antonietta	Lockhart, James
Balderston, Larry	Dupuis, Michael	Lockhart, Sandra
Barham, Laura	Elliott, Micheline	Luis, Jose
Barham, Leslie	Elliott, Ronald	Luis, Maria
Bather, Leslie	Ewan, Leah	Makinson, Barbara
Bather, Matthew	Fenton, Allan	Malleck, Kim
Bell, Shani	Fisher, John	Manson, Allan
Bevis, Brenda	Fisher, Susan	Manson, Kathryn
Boston, Christine	Gagen, Roger	Mary, Lee Dennis
Boston, Timothy	Gagen, Vicki	McAsh, Gary
Brown, MaryAnne	Gallinger, Catherine	McAsh, Louise
Brownscombe, David	Gallinger, Gord	McCready, Bruce
Burger, Belinda	Garagan, Carol	McCready, Sharon
Burger, David	Garagan, Robert	McDonnell, Brian
Buz, Ludmila	Gates, Linda	McGilton, James
Canning, Clark	Gates, Randy	McInerney, Lori
Canning, Karen	Goodfellow, Jackie	McInerney, William
Carnduff, Marlene	Goodfellow, Lauren	McKenzie, Gloria
Carnduff, Thomas	Goodin, Larry	McKenzie, Malcolm
Chamberlain, James	Goodin, Val	McNee, Edward
Chamberlain, Larry	Harmon, Nancy	McNee, Teena
Chambers, Sherry	Harmon, William	McPhail, John
Chiussi, Kim	Hass, Gregory	Meijaard, Jeannette
Chiussi, Richard	Hass, Joanne	Meijaard, John
Clute, Patricia	Heesbeen, Betty	Mitchell, Diane
Cushing, Larry	Heesbeen, Frank	Mitchell, Sharon
Cushing, Lynn	Heesbeen, Marilyn	Moffatt, Karen
Dann, David	Hinds, Jeffery	Montgomery, Paul
Dann, Doris	Hinds, Rose	Montgomery, Susan
David, Ron	Holland, Kenneth	Moore, Barbara
Davies, Cheryl	Ignacio, Hoann	More, Nancy
Davis, Linda	Ignacio, Jun	Morris, Linda
DeKeyzer, Hetty	Jean-Louis, Robert	Morton, Wendy
DeVries, Audrey	Johnson, Chandy	Mullen, Marion
DeVries, Gordon	Jones, Judith	Munday, Kaye

Neill, Christine
Nesser, Stephen
Nevard, Brian
Nevard, Sandra
Nicol, Donna
Nicol, William
Nutt, Brian
Nutt, Shirley
Oliver, Glen
Oliver, Sharon
Parkinson, Elizabeth
Parkinson, Vernon
Pickering, Gloria
Pitcairn, Sandra
Portas, John
Portas, Linda
Price, Brian
Price, Susan
Provost, Barbara
Puffal, Elsie
Richardson, Sheila

Rigby, Rita
Rigby, Thomas
Robinson, Donna
Ruston, Maureen
Smith, Brenda
Smith, Donna
Southam, Carol
Stackhouse, Julie
Stevens, Lisa
Stevenson, Robert
Swarts, Catherine
Swarts, Ronald
Taylor, Dallas
Taylor, Nancy
Teeple, Dan
Teeple, Wanda
Teetzel, Donna
Teetzel, Gary
Thomas, Mary
Tilk, Lunda
Tobin, Judy

Tobin, Shawn
Tovell, Nate
Van, Der Plas Ronda
VanDerPlas, Martin
VanGrinsven, Johannes
VanGrinsven, Kathleen
Vossen, Johannes
Wakonig, Barry
Wakonig, Valerie
Walker, Gordon
Walker, James
Walker, Marion
Waylett, MaryJean
White, David
Winger, Charles
Winger, Donna
Woods, Jeffery
Woods, Mary
Wright, Suzanne
Wright, Timothy

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.