



**Order under Section 126
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-098288-23-AM

In the matter of: 200 Eagle Street North, Cambridge, Ontario, N3H 5S9

Between: Killam Apartment Reit Landlord

And

Refer to attached Schedule 2 Tenants

This amended order is issued to correct a clerical error in the original order issued on April 10, 2026. The corrections have been bolded and underlined for ease of reference in the order.

Killam Apartment Reit (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 10, 2026.

The following parties attended the hearing for the Landlord: Patty Duwyn, Landlord's legal representative and Kevin Arbuckle, Landlord's agent.

The following Tenant parties attended the hearing: Gloria Williams, Edward Cram, Katherine Knudsen, Nicholaas Eelhart, Tracy Garcia, Nikita Findlay, Varun Anand, Robert Galbraith, Connie Hendreson, JulieAnne Perfect, Arnold Covey, Mayy Anne Covey and Jay Goos.

The Certificate of Service served by the Landlord on **January 8, 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 units: 105, 107, 109, 204, 208, 209, 304, 403, 501, 606, 609, 701, 706, 709, 901, 1006, 1105 and 1207.

The Certificate of Service served by the Landlord on **January 8, 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: Mohamed Ahmad and Halima Bouya El Husseiny.

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

1. The maximum rent increase above the guideline because of capital expenditure is 1.50%. This increase is for the following capital expenditure:
 - a. Boiler system replacement.
2. Where the Landlord's application requests an increase of 1.64%, the maximum increase above the guideline for these units is 1.50%. 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 April 1, 2024.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 1.5% 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 1.5% within the time period of April 1, 2024 to March 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.

April 10, 2026
Date Issued

Sonja Hudson
Hearings Officer, Landlord and Tenant Board

May 14, 2026
Date Order Amended

Sonja Hudson
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:

200 Eagle Street North, Cambridge, Ontario, N3H 5S9

104	707
106	708
201	801
202	802
205	803
206	805
207	807
301	808
302	809
303	902
305	903
307	904
308	905
309	906
401	908
402	909
404	1002
405	1005
406	1007
407	1009
502	1101
503	1102
504	1103
505	1104
507	1106
508	1108
509	1109
601	1201
602	1202
604	1203
605	1204
607	1205
702	1206
704	1208
705	1209

Schedule 2 - Tenants who are Affected by this Order:

Alfonso, LilibethGarcia	Fanous, Samir	Metras, Robert
Anand, Varun	Findlay, Nikita	NicholasSenior, Winston
Appleton, John	Galbraith, Robert	Nicholls, Anne
Appleton, Nancy	Galway, Marion	Ontario, Inc. 1421674
Bakinam, Khaled	Garcia, Tracy	Orton, Audrey
Beattie, Elizabeth	Glaser, Barbara	Orton, David
Bennett, Tony	Goos, Elaine	Parfect, JulieAnne
Bettencourt, Herberto Manuel	Goos, Jay	Parsons, Catherine
Bryant, Brigitte	Green, Robert	Price, Thomas
Buehner, John	Grilo, Teresa	Rawlins, Margareta
Buehner, Leslie	Grilo, Valdemar	Renaud, Charles
Bureau, Elenor	Hall, Tracy	Renaud, Cindy
Carpenter, John	Harris, JohnMorgan	Rennick, Grazyna
Carpenter, Margaret	Hendreson, Connie	Robertson, Allen
Cooke, Scott	Hendreson, Walter	Robertson, Nancy
Covey, Arnold	Hibbins, Gail	Schaller, Fred
Covey, Mayy Anne	Hibbins, Ronald	Shears, Shirley
Cram, Edward	Kerr-Rochman, KarenDiana	Steeves, Dan
Creechan, Kimberley	Kiefer, Barbara	Thompson, JoanMary
David, Szilard	Knudsen, Katherine	Varteressian, Anita
Day, Elizabeth	Koma, Paul	Wagner, Randy
Day, Thomas	Kompare, Denis	Waite, Sydney
Delahunty, Gloria	Lambert, Jane	Wallach, Ilse
Delahunty, Gordon	Lawson, Camilla	Wallach, Ludwig
Demarte, RosemaryA	Lopes, Jonathan	Ward, JanieRosemary
Doersam, Donald	Lopes, Shari	Watts, Sandra
Doersam, Gladys	MacDonald, Herman	Willfang, Dennis
Eelhart, Nicholaas	Mackenzie, Barton	Wilson, Robert
Emira, Rani	McCabe, Joseph	Wilson, Robert
Evans, Bonnie	McGuire, Mike	Wilson, Sharon
Fanous, Hoda	Mcleod, David	Wragge, John

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.