



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-060254-23

In the matter of: 2247 Hurontario Street, Mississauga, Ontario, L5A 2G2

Between: H & R Property Management Ltd. Landlord

And

Refer to attached Schedule 2 Tenants

H & R Property Management Ltd. (the 'Landlord') filed an L5 application 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.

The application was heard at a Case Management Hearing ('CMH') by videoconference on March 25, 2026 on VC line 157.

The following parties attended the hearing: The Landlord's Legal Representative at the hearing was Rachel Mazur. Stacy Coolman, Davida Rudolph, Lina DeSimone, and Sabina Zecirovic also attended as the Landlords' Agents. Many Tenants attended.

The Tenants to be removed from this application as listed on the Certificate of Service dated February 17, 2026 are in the following 71 units: 00G1, 00G5, 00G8, 103, 104, 106, 108, 112, 117, 120, 208, 210, 224, 308, 309, 320, 322, 327, 405, 408, 419, 420, 425, 426, 512, 519, 528, 529, 605, 611, 622, 704, 705, 710, 712, 724, 728, 802, 803, 807, 809, 810, 818, 901, 904, 905, 908, 918, 923, 927, 1006, 1008, 1009, 1010, 1012, 1017, 1103, 1108, 1109, 1118, 1120, 1122, 1123, 1124, 1202, 1205, 1210, 1215, 1217, 1218, and 1227.

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

1. The Landlord justified a rent increase above the guideline because of capital expenditures.
2. The maximum rent increase above the guideline because of capital expenditures is 1.75%. The Landlord's application is for the following capital expenditures:
 - a. Roof Replacement;
 - b. Elevator Tiling; and
 - c. Riser Replacement.

3. Where the Landlord's application requests an increase of 2.12%, the maximum increase above the guideline for all of these units is 1.75%. This increase is to be taken as follows: 1.75% in the first year.
4. Where the Landlord's application requests an increase of 0.36%, the maximum increase above the guideline for all of these units is 0.30%. This increase is to be taken as follows: 0.30% in the first year.
5. Where the Landlord's application requests an increase of 0.14%, the maximum increase above the guideline for all of these units is 0.12%. This increase is to be taken as follows: 0.12% in the first year.
6. The weighted useful life for the capital expenditures is as noted in Schedule 3.
7. The first effective date of the rent increase above the guideline is October 1, 2023.
8. 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.

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 180 days of the date of this order.

May 19, 2026
Date Issued

Chris Jackson
Hearing 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 2023 is 2.50% and for 2024 is 2.50%.

Schedule 1 - Units affected by this Order:

2247 Hurontario Street, Mississauga, Ontario, L5A 2G2

00G2	216	328	510	624	812	928	1117
00G3	217	329	511	625	814	929	1119
00G4	218	401	514	626	815	1001	1121
00G6	219	402	515	627	816	1002	1125
00G7	220	403	516	629	817	1003	1126
100	221	404	517	701	819	1004	1127
101	222	406	518	702	820	1005	1128
102	223	407	520	703	821	1007	1129
105	225	409	521	706	822	1011	1201
107	226	410	522	707	823	1014	1203
109	227	411	523	708	824	1015	1204
110	228	412	524	709	825	1016	1206
111	229	414	525	711	826	1018	1207
111A	301	415	526	714	827	1019	1208
114	302	416	527	715	828	1021	1209
115	303	417	601	716	829	1023	1211
116	304	418	602	717	902	1024	1212
117A	305	421	603	718	903	1025	1214
118	306	422	604	719	906	1026	1216
118A	307	423	606	720	909	1027	1219
121	310	424	607	721	910	1028	1220
201	311	427	608	722	911	1029	1221
202	312	428	609	723	914	1101	1222
203	314	429	610	725	915	1102	1223
204	315	501	612	726	916	1104	1224
205	317	502	614	727	917	1105	1225
206	318	503	615	729	919	1106	1226
207	319	504	616	801	920	1107	1228
209	321	505	617	804	921	1110	1229
211	323	506	618	805	922	1111	
212	324	507	620	806	924	1114	
214	325	508	621	808	925	1115	
215	326	509	623	811	926	1116	

Schedule 2 - Tenants who are Affected by this Order:

Abbo, Faeza	Bhatti, Makhdoom Shoeb	Ejsmont, Dominik
Abdilmahmood, Eman	Bhojani, Sadrudin	Elboos, Amany Sarby
Abdulgabi Khalil, Sherihan	Bonnick, Karen	Mohamed
Zakaria	Bullock, Kerwin	Fernandez, Lilian Agpaoa
Abraham, Jossy	Buzmion, Rosemarie Sabido	Garcia, Luis Enrique
Abu Najm, Taleb	Cabatan, Manuel	Gardiner, Jordan Ariel
Adabashy, Shady	Canal, Louie Alcantra	Gayle, Verona Erica
Adzamega, Dodji Komla	Cao, D.B.	Gbadamosi, Rasaq Kayode
Afram- Kumi, Ernest	Cao, Vu Le	Ghazal, Ammar
Ahmadi, Ahmad Fahim	Chaturvedi, Pauru	Glendening, Jean
Ahmed, Ghazanfar	Chau, Hoa Ngoc	Gul-E, Nasreen
Ahmed, Rizwan	Chi-Cuong, Lu	Hammad, Jamal Hasan
Ajala, Oluwafemi Ayodeji	Chu, C. Chu & N.	Hanif, Furqan
Akoni, Zainab Olajumoke	Chuong, Hen Lu	Hasan, Seyido
Alava, Manuel	Clarke, Tina Katherine	Hassan, Salim Ibrahim
Alawneh, Mahmood	Cosme, Maria	Hill, Clarence
Aleem, Mohammed	Cura, Michelle	Hopkinson, Cindy Mae
Alhussein, Mohammed	Dale, Ajeh Mary	Hucena, Shynette
Ali, Ayda Wazeer	Dang, N	Hung To, Ky
Ali, Syed Safdar	Dang, T	Hussain, Ghulam Firdous
Ali Midoriya, Jemel Clegane	Darwish, Gatria	Hussen, Rahma Ibrahim
Almahameed, Suleiman	Davidson, Howard G.	Igbinoba, Isoken Sophia
Mohammad	Davoudzadeh, Mansour	Iheanacho, Sylvester
Al Odaat, Abdalkader	Dawson, Lucky Lily	Chukwuma
Ghaleb	Dela Rosa, Bienvenido	Imtiaz, Muhammad
Amaral, Kareyann	Jimenez	Imtiaz, Rabia
Ansa, Mohammad Saleh	Dhillon, Sukhjinder	Inayat, Javed
Antler, William	Diaz De Reyna, Lorena	Iqbal, Muhammad Jawed
Antoine, Maria	Dinh, Van Hoang	Iqbal, Zahid
Anwar, Ali	Doan, Thi Van	Ismaeal, Adel Imam Ahmed
Armstrong, Dexter	Donalds, Oniel	Jackson, Sharon
Aromin, Romualdo & Marina	Dosa, Laszlo	Jalloh, Rashidatu
Arpon, Joseph Salvador	Dosunmu, Ajoke Mosunmola	Jama, Saynab Ahmad
Ashraf, Farah	Dumlao, Jimmy V.	Jaramillo, Dolly
Aslam, Sumair	Dupont, Jean Oleas	Javier, Erlinda
Attalla, Eman Mansour	Dusabiyumva, Joselyne	Jete, Saladha Ali
Mahmoud	Duy Le, Tan	Jiang, Jiaji
Autor, Dhanraj	Ebhodaghe, Godwin	Jindran, Alnasser
Awolola, Olayinka Abiola	Onawona	Johnson, Michael
Ayantokun, Elisha Adekunle	Eccleston, Tamika	Kali, Syeda
Olusola	Antoinette	Karim, Sofia
Balbarino, Shiela Infante	Edwards, Janeise Juddeth	Katwaroo, Elizabeth
Baptiste, Jenifa	Edwards, Patricia	Kayi, Dane Akanda
Berko, Nathan Osei	Ehizenaga, Charles	

Kenachi Ojika,	Nguyen, Giao Xuan	Plunkett, Karen
Peacevalentine	Nguyen, Lan	Principe, Godofredo
Kerr, Joy	Nguyen, Lanh	Puri, Sabrina
Khalaf, Salma	Nguyen, Lien	Quyen, Tuyet Phien
Khalifa, Hussein	Nguyen, Mai Xuan	Rahin, Morsal
Khan, Naseem	Nguyen, Minh	Rajapakshage,
Khuu, Kim Chi	Nguyen, Quoc Hoang Long	Chandrapalee Samatuuga
Kolida, Brian C.	Nguyen, Quoc-Thuan	Ramo, Kanim
Kouadio, Kouassi Rufin	Nguyen, Son Phung	Ramotar, Arjune
Kuniyil Sathian, Pranav	Nguyen, Thi Chinh	Reid, Bernice
Lam, Xe Phuoc	Nguyen, Thi La	Reid, Dawson
Lama, Distance	Nguyen, Van Hoa	Repati, Sudarsanareddy
Lamar, Hezbollah	Nguyen, Vinh	Reyes, Hugo
Le, Huu Tai	Nicholas, Stephen	Richards, Sharon
Leblanc, Wendy L.	Nsengiyumva, Levis	Rizvi, Syed Akhter H.
Legaspi, Kathleen	Nsiegbunam, Charles	Robert-Morgan, Russell
Linh, Truong Thi My	Okechuk	David Matopos
Luzuriaga, Carlos E.	Odihi-Ogiamien, Frank	Robertson, Donovan A.
Macabales, Rina	Ofilada, Rushielle L.	Robinson, Merrick
Mai, Nguyen Tran Quy	Ofulue, Chucks Ezenwa	Rosario, Christopher John
Malkawi, Yousef Mustafa	Ogutuga, Temitope Emilian	Ross, Edward Antonio
Mohammad	Okundonor, Osayi	Sadoun, Nidhal
Mangar, Andy	Endurance	Saeed, Muhammad Bilal
Mangaraj, Gyanamaya	Oladipo, Funmilayo Bonanle	Salazar, Edith
Marchewka, Patrick	Olaez, A	Saleem, Kamran
Mashalji, Walid Mazen	Olaez, L	Samarajeewa, Pallepitiya
Mason, C.	Olenloa, Loretha Eziafa	Kankanam
Mckenzie, Kerwyn	Omorodion, Itohan	Samuel, Susan Bernadett
Mcleggon, Crystal A.	Omorodion, Queen	Sandiford, Tyrone
Medina, Liova	Onyeme, Onyebuchi Julia	Saqib, Rizwana
Memik, Ferit	Oriano Gonzalez, Daniel	Shaabo, Mahmoud
Miller, Peta-Gaye Olivia	Osagie, Kevin Eguagie	Shekhabeb, Nasreen
Minhas, Inderjeet	Osei, Pious	Sinclair, Damian David
Moeber-Currie, Crystal	Ouso, Reem Mohammad	Sinpho, Phatcharin
Lynne	Owaijjan, Fawzeyyah	Smith, Lloyd
Mohamed Farah, Zehara	Patel, Kanaiyalal Kalidas	Soares, Luis
Mohammad, Bismillah	Patel, Zoobayr	Sookoo, Michelle Lisa
Moore, Julia	Paththuwearachchi, Ajith	Sta Ana, Christine De Lunas
Mubarak, Yasser	Prasanna	Suan, Ma Teresa I.
Muslim, Mohammad	Paul, Elouise	Suares, Shaun
Mutagar, Umesh	Paultou, Ann Rose	Superintendent,
Nacilla, Meriam Bacus	Peters, Beatrice Teah	Superintendant
Naranjo, Claudio	Pham, Hien Ha Phuc	Superintendents, Gezim And
Nghiem Chi, Chuong	Phan, Julia	Miranda Matlija
Ngonkeu, Aime Tarcisse	Phung, Phong	Syrowy, Sylvia
Nguyen, Chuc	Pierre Denis, Maelle Helene	Thanh, Lam

To, Tam	Villano, Rosario Candido	Weeden, Vanessa
Torao Davis, Maria Belen	Villaroman, Rowena Velasco	Wray, Hasina Hasaki
Truong, Kim Ngoc	Waheed, Adnan	Zaman, Rashid
Truong, Ky Minh Truong	Waraich, Iqbal Javaid	Zhao, Frank
Undecimo, Jesus Priela	Wazeer Ali, Najla	Zhao, Mao Hui
Vergonia, Joy	Mohammed	

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is October 1, 2023**

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 October 1, 2023 to September 30, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
100, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
101, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
102, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
105, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
107, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
109, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
110, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
111, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
114, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
115, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
116, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
118, 2247 HURONTARIO STREET	0.12%	0.12%	25	0.12%
121, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
201, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
202, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
203, 2247 HURONTARIO STREET	0.12%	0.12%	25	0.12%
204, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
205, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
206, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
207, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
209, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
211, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
212, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
214, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
215, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
216, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
217, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
218, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%

Rental Unit Address Name	Period of October 1, 2023 to September 30, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
219, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
220, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
221, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
222, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
223, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
225, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
226, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
227, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
228, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
229, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
301, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
302, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
303, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
304, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
305, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
306, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
307, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
310, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
311, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
312, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
314, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
315, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
317, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
318, 2247 HURONTARIO STREET	0.12%	0.12%	25	0.12%
319, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
321, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
323, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
324, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
325, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
326, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
328, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
329, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
401, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
402, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
403, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
404, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%

Rental Unit Address Name	Period of October 1, 2023 to September 30, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
406, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
407, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
409, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
410, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
411, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
412, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
414, 2247 HURONTARIO STREET	0.12%	0.12%	25	0.12%
415, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
416, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
417, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
418, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
421, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
422, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
423, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
424, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
427, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
428, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
429, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
501, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
502, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
503, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
504, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
505, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
506, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
507, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
508, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
509, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
510, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
511, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
514, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
515, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
516, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
517, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
518, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
520, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
521, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%

Rental Unit Address Name	Period of October 1, 2023 to September 30, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
522, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
523, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
524, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
525, 2247 HURONTARIO STREET	0.30%	0.30%	17	0.30%
526, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
527, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
601, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
602, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
603, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
604, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
606, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
607, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
608, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
609, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
610, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
612, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
614, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
615, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
616, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
617, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
618, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
620, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
621, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
623, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
624, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
625, 2247 HURONTARIO STREET	0.30%	0.30%	17	0.30%
626, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
627, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
629, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
701, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
702, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
703, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
706, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
707, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
708, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
709, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%

Rental Unit Address Name	Period of October 1, 2023 to September 30, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
711, 2247 HURONTARIO STREET	0.30%	0.30%	17	0.30%
714, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
715, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
716, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
717, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
718, 2247 HURONTARIO STREET	0.30%	0.30%	17	0.30%
719, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
720, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
721, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
722, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
723, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
725, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
726, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
727, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
729, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
801, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
804, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
805, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
806, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
808, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
811, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
812, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
814, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
815, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
816, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
817, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
819, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
820, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
821, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
822, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
823, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
824, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
825, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
826, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
827, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
828, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%

Rental Unit Address Name	Period of October 1, 2023 to September 30, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
829, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
902, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
903, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
906, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
909, 2247 HURONTARIO STREET	0.30%	0.30%	17	0.30%
910, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
911, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
914, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
915, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
916, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
917, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
919, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
920, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
921, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
922, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
924, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
925, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
926, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
928, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
929, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1001, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1002, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1003, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1004, 2247 HURONTARIO STREET	0.30%	0.30%	17	0.30%
1005, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1007, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1011, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1014, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1015, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1016, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1018, 2247 HURONTARIO STREET	0.30%	0.30%	17	0.30%
1019, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1021, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1023, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1024, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1025, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%

Rental Unit Address Name	Period of October 1, 2023 to September 30, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1026, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1027, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1028, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1029, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1101, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1102, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1104, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1105, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1106, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1107, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1110, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1111, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1114, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1115, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1116, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1117, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1119, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1121, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1125, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1126, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1127, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1128, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1129, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1201, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1203, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1204, 2247 HURONTARIO STREET	0.12%	0.12%	25	0.12%
1206, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1207, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1208, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1209, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1211, 2247 HURONTARIO STREET	0.30%	0.30%	17	0.30%
1212, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1214, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1216, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1219, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1220, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%

Rental Unit Address Name	Period of October 1, 2023 to September 30, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1221, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1222, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1223, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1224, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1225, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1226, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1228, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
1229, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
00G2, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
00G3, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
00G4, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
00G6, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
00G7, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
111A, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
117A, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%
118A, 2247 HURONTARIO STREET	1.75%	1.75%	15	1.75%

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 2023 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 2023 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.