



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-026491-25

In the matter of: 10 Reid Drive, Mississauga, Ontario, L5M 2A7

Between: Park Place Equities 2005 Inc. Landlord

and

Refer to attached Schedule 2 Tenants

Park Place Equities 2005 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.

A Case Management Hearing was held by videoconference on March 24, 2026.

The following parties attended the hearing: the Landlord's Agent Dave Nevins, the Landlord's Legal Representatives Brenden Hedges & Martin Vervoort and several Tenants.

Parties reached an agreement and requested an order on consent to resolve the application.

The Certificate of Service filed by the Landlord on February 17, 2026, indicates that some Tenants and 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 Tenants and units:

The Estate of John Davis and units 605, 608 and 708.

At the Case Management Hearing the parties agreed that:

1. The maximum rent increase above the guideline because of capital expenditures is 1.33%. This increase is for the capital expenditure "Mechanical Upgrades."
2. Where the Landlord's application requests an increase of 1.46%, the maximum increase above the guideline for these units is 1.33%. This increase is to be taken in the first year.
3. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.37%. This increase is to be taken in the first year.

4. The weighted useful life for the capital expenditure is as specified in Schedule 3.
5. The first effective date of the rent increase above the guideline is July 1, 2025.
6. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 120 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 120 of the date of this order.

May 19, 2026
Date Issued

Lindsay Phomin
Dispute Resolution 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 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

102
105
106
202
203
206
207
208
304
305
306
307
308
401
404
405
501
502
503
504
507
508
601
602
603
606
607
702
703
704
706
707

Schedule 2 - Tenants who are Affected by this Order:

Adamo, Alfred
Albert, Donna
Baker, Heather
Baker, Robert
Bishop, Carol
Carpenter, Ross
Comeau, Deborah
Davies, Kaitlyn
Day, Margaret
Deaves, Sharon
DeCordova, David
DeCordova, Maurice
Donnachie, Robin
Donnachie, Tom
Dookeran, Sheldon
Fellmann, John
Gillis, Mildred
Gokool, Diane
Hall, Rebecca
Kennedy, Lorraine
Lampman, Tracey Lynn
MacFarlane, Thomas
MacPhail, Charles
MacPhail, Jean
Mara, Todd
Markocki, Michael
McLennan, Charmaine
McLennan, Sylvia
McQuat, James
Moreira, Barbara
Murphy, Wayne
Nelson, Fraser
Parry, Shirley
Phillips, Olga
Sikcharn, Ng Albert
Sloss, Sheila
Sturman, Andrew
Trites, Nicole
Tynes, Jhanel
Yang, Haochen
Zettel, Andrew

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is July 1, 2025**

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.

For the period of:	July 1, 2025 to June 30, 2026				
Rental Unit Address	% inc for Taxes	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
102, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
105, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
106, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
202, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
203, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
206, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
207, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
208, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
304, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
305, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
306, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
307, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
308, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
401, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
404, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
405, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
501, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
502, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
503, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
504, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
507, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
508, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
601, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
602, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
603, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
606, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
607, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
702, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
703, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
704, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
706, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%
707, 10 Reid Drive	0.37%	1.33%	1.70%	15	1.33%

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 2025 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 2025 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.