



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-001351-25

In the matter of: 353 McArthur Ave, Ottawa, Ontario, K1L 6N5
355 McArthur Ave, Ottawa, Ontario, K1L 6N5
357 McArthur Ave, Ottawa, Ontario, K1L 6N5
359 McArthur Ave, Ottawa, Ontario, K1L 6N5
370 McArthur Ave, Ottawa, Ontario, K1L 6N7

Between: Golden Equity Properties Landlord

and

Refer to attached Schedule 2 Tenants

Golden Equity Properties (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 April 1, 2026.

The following parties attended the hearing:

The Tenants from the following rental units: Lori Francois (unit 357134) who agreed to be spokesperson for all the Tenants present at the hearing and several other Tenants also attended.

The Landlord's Legal Representative, David Ciobotaru.

The Certificate of Service filed by the Landlord on March 2, 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:

353 McArthur Avenue: 35322, 35326, 35332, 35337, 35346;

355 McArthur Avenue: 35552, 35561, 35567, 35568, 35574, 35577;

357 McArthur Avenue: 357104, 357114, 357116, 357117, 357118, 357120,
357126, 357127, 357128, 357130, 357135;

359 McArthur Avenue: 359163, 359164, 359180, 359182;

370 McArthur Avenue: 370104, 370105, 370201, 370204, 370406 and 370407.

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

1. The maximum rent increase above the guideline because of capital expenditures is 0.70%. This increase is for the following capital expenditures:
 - a. Windows;
 - b. Light Fixtures & Sump Pump; and
 - c. Front Door Replacement.
2. Where the Landlord's application requests an increase of 0.81%, the maximum increase above the guideline for these units is 0.70%. 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, 2025.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 0.70% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken within the time period of April 1, 2025 to March 31, 2026.
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 60 days of the date of this order.

May 21, 2026

Date Issued

Nick Vescio

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. Any part of the ordered increase that is not taken within the time period specified cannot be added to subsequent rent increases in subsequent time periods.
2. If the Landlord has given the Tenant 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 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

353 McArthur Ave, Ottawa, Ontario, K1L 6N5

35302	35331	35341
35306	35333	35344
35323	35334	35345
35324	35335	35347
35327	35336	35348

355 McArthur Ave, Ottawa, Ontario, K1L 6N5

35551	35566	35583
35557	35573	35585
35562	35575	35586
35564	35578	35587
35565	35582	

357 McArthur Ave, Ottawa, Ontario, K1L 6N5

357111	357124	357136
357112	357125	357137
357113	357131	357138
357115	357132	357140
357121	357133	
357123	357134	

359 McArthur Ave, Ottawa, Ontario, K1L 6N5

359152	359165	359172
359155	359166	359185
359161	359171	

370 McArthur Ave, Ottawa, Ontario, K1L 6N7

370101	370207	370308
370102	370208	370401
370103	370302	370402
370202	370303	370403
370203	370306	370404
370206	370307	

Schedule 2 - Tenants who are Affected by this Order:

Abboud, Dan	Joao, Alexandre Nungu Da Silva
Abubakar, Bashir	John Morgan, Richard Maxwell
Ainavolu, Anantha Raju	Joseph, Arun
Ali, Layth Ahmed	Kankolongo, Clementine Kubanayi
Al-Oadami, Mohammed	Kanku, Cathy Kalala
Amougou, Georges Ekongo	Khamis, Walda
Amule, Grace Apai	Kubanayi, Tshibalabala
Ayemene Tsowoua, Ydris Joel	Lalonde, Rock
Biernaskie, Marilyn	Laurin, Mario
Bisson, Maurice	Lettifi, Hamza
Bounani, Abaidi	Lounis, Zouaoui
Brahim, Chokri Ben	Lungere, Nelly Bwira
Brinvil, Harold	Massicotte, Joanne
Cajour, Woldy	Mbatama, Irene Nanga
Charette, Mackenzie Joanne	Methot, Marie Michou
Chevrier, Leo Ernie	Mousseau, Chantal
Couturier, Robert	Mwenemali, David
D'Arruda, Julien	Nakkar, Mohamad
Debalke, Dawit	Ndaya Mukenge, Umm Salama
Delvarice, Estalin	Ngangwo Tchuite, Thiery Jackson
Dhusain Rizvi, Ghazdanafar Abi	Njie, Charlotte Tenguh
Dieng, Fatou	Omar, Hassen
Dryneck, Peter	Parent, Carole
Ebem, Stanley	Paul-Martin, Jonathan
Francois, Lori	Reyla, Paola Bianca
Frazer, Atheisian	Rondeau, Carole
Gravelle, Linda	Salat, Vishal Kanhaiyalal
Guevremont, Catherine	Sighano, Piaget Fokou
Habtizgi, Tsegezeab Ghrim	Sow, Djakaridja
Holstein, Cheryl	Suurd, Benjamin J
Hussein, Shifaa Haj	Tedongmo Meli, Ronald Cedrik
Irambona, Desire	Tignyemb, Dorette Gaelle
Jake Dunlop, Riley Dicaire	Vrazia, Denis Sangala
Jason, Anderson	Walters, Clarence
Joanne Ranger, Emile Julie	Zongnaho, Axel

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 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 the 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 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 the 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.