



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-018329-24

In the matter of: 210 Markland Drive, Etobicoke, Ontario M9C 1R2

Between: Hazelview Properties Landlord

and

Refer to attached Schedule 2 Tenants

Hazelview 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 March 31, 2026.

The following parties attended the hearing: Landlord parties: David Lyman (Landlord's lawyer), Ebinaya Shreedhar (Landlord's agent), Sanon Miah (landlord's agent) and Lida Molina Higgins (Landlord's agent).

Tenant parties: Monica Brostean-Dinca (Tenants' spokesperson -unit PH12), Leela Thackoordath (Tenants spokesperson – unit 1003), Raymond Martinez and Maryjane Manuel (unit 104), Henry Tryhorn (unit 110), Leona-Anne MacLean (unit 112), Kathleen Elliot (unit 211), Marlon Williams (unit 409), Stephanie Peixoto (unit 606), Iryna Vertypolokh (unit 705), Jason MacDonald (unit 803), Dmytro Lyashenko (unit 901), Mathew Germano and Melissa Azore (unit 903), Tara Sieczko (unit 1002), , Carmel Lyons (unit 1007), Natalija Arezina (unit 1008), Natasha Wise (unit PH03), Angelika Kaschuba (unit PH06).

The Certificate of Service filed by the Landlord on March 9, 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: 303, 305, 408, 412, 603, 609, 701, 703, 712, 802, 912, 1005, 1101, 1107 and PH01.

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

1. As part of the resolution for this application, the Landlord agrees they will not commence an AGI application for the window replacement work that was recently completed in the residential complex.

2. The maximum rent increase above the guideline because of capital expenditures is 6.50%. This increase is for the following capital expenditures:
 - a. Boiler Room Modernization;
 - b. Balcony Restoration;
 - c. Localized Garage Repairs; and
 - d. Common Area Renovations.
3. Where the Landlord's application requests an increase of 7.55%, the maximum increase above the guideline for these units is 6.50%. This increase is to be taken as follows: 2.50% in the first year; 2.50% in the second year; and 1.50% in the third year.
4. Where the Landlord's application requests an increase of 5.30%, the maximum increase above the guideline for these units is 4.60%. This increase is to be taken as follows: 2.50% in the first year and 2.10% in the second year.
5. The weighted useful life for the capital expenditures is as specified in Schedule 3.
6. The first effective date of the rent increase above the guideline is June 1, 2024.

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 days of the date of this order.

May 21, 2026
Date Issued

Diego Fernandez-Stoll
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 4 for information about the date and amount of the rent reduction.
4. The annual guideline for 2024 and 2025 is 2.50%, and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

101	306	508	801	1004	1206
103	307	510	803	1006	1207
104	308	511	804	1007	1208
108	309	512	805	1008	1209
109	311	602	807	1009	1210
110	312	604	808	1010	1211
111	401	605	809	1011	PH02
112	402	606	810	1012	PH03
201	404	607	811	1102	PH04
203	405	608	812	1103	PH05
204	406	610	901	1105	PH06
205	407	611	902	1106	PH07
206	409	612	903	1108	PH08
207	410	702	904	1109	PH09
208	411	704	905	1110	PH10
209	501	705	906	1111	PH11
210	502	706	907	1112	PH12
211	503	707	909	1201	
212	504	708	910	1202	
301	505	709	911	1203	
302	506	710	1002	1204	
304	507	711	1003	1205	

Schedule 2 - Tenants who are Affected by this Order:

Acimovic, Dylan	Correa, Amanda
Akwan, Sam	Correa, Andis
Allen, William	Correa, Monica
Amodeo, Agostino	Curic, Blazo
Arezina, Natalija	Currie, Brian
Arezina, Yovan	Currie, Richard
Arruda, Adeline	Damjanovic, Dragana
Ashraf, Zainab	Dang/Truong, Xa/(Jason) Trung
Axford, Linda	Dean, Alexandria
Azeezo, Wasnaa	Dean, Barry
Babstock, Frank	Dean, Heather
Bajic, Mladen	Desai, Megha
Balmaceda, Jose	Didok, Alla
Baybars, Theseyin	Dinca, Mircea
Beard, William John	Dmytryk, Mykola
Beggs, Margaret	Dragovic, Dusan
Berger, Eleonore	Dragovic, Zoriza
Blair, Kimberly	Dublin, Jahzara
Bozic, Dragan	Dublin, Jameel
Bozic, Vesna	Dudziacha, Katherina
Brostean-Dinca, Monica	Dunn, Maureen
Buchanan, Amanda	Edralin, Rey
Bustamante, Jorge	Elliott, Kathleen
Cabico, Ramonchito	Elliott, Victoria
Campbell, Ambrose	Eskic, Andjela
Causevic, Mia	Eskic, Mijomir
Causevic, Vedran	Eyre, Cheryl
Ceinatoriute, Agne	Faqirzada, Rohullah
Cerovina, Gojka	Forsythe, Ray
Cerovina, Janja	Forsythe, Suzanne
Chacra, Gordon	Francisco, Marilu
Chasse, Frances	Francsics, Amanda
Chung, Byung Seol	Ganentharaaj, Panchadcharam
Chung, Daniel	Gayle, Sarah
Chung, JaeWhan	Germano, Mathew
Chung, Kyung Sook	Giozepis, Joannis
Chung, Samuel	Gomez Galan, Yamel
Chung, WolSoung	Guluzian, Lori
Cizmic, Aleksandar	Guluzian, Mark
Cizmic, Marko	Guluzian, Maximus
Cizmic, Vedran	Guluzian, Sienna Rose
Cogal, Gumerio	Gurman, Elizabeth
Cogal, Johnnikko	Harcos, Agoston
Cogal, Johnmero	Harcos, Eszter
Cogal, Mary	Harcos, Ferenc

Haskett, James
Haskett, Patrisha
Hirons, Kathryn
Hlebarov, Kiril
Hlebarova, Karina
Hlebarova, Neli
Hlebarova, Yoana
Huber, Eric
Huber, Stein
Hyrte, Scott
Jones, Gregory
Kahindo-Mapera, Firmini
Karanja, Regina
Kaschuba, Angelika
Khan, Inaya
Khan, Rashid
Kolasinac, Ivana
Kozak, Magdalena
Kravchuk, Iryna
Kucharska, Monica
Kuvac, Nela
Labrada Terrero, Maria Izabel
Lee, Jeongsu
Lennon, David
Levesque, Berthe
Levesque, David
Lyashenko, Dmytro
Lyons, Carmel
Lyons, Eoin
MacDonald, Jason
MacLean, Leona-Anne
Madueno, Juan Carlos
Martinez, Juan
Martinez, Rafael
Martinez, Raymund
Masovic, Slavica
Matovic, Tanja
Matovic, Zoran
McGarvey, Denise
McIntyre, Aleksandra
McKenzie, Michael
McLean, Dean
Micucci, Mellissa
Micucci, Teresa
Mielnik, Jan
Mielnik, Julia

Milicevic, Katarina
Miller, Cheyenne
Milosavjevic, Marija
Milutinovic, Ana
Milutinovic, Ena
Milutinovic, Milan
Milutinovic, Nenad
Muir, Sandra
Munroe, Fernando-Osane
Murray, Curline
Musay, Janim
Muse, Kedar
Muse, Samira
Mustaforski, Aidan
Mustafovski, Nancy
Nasrat, Arzu
Nicholson, Damion
Nicholson, Micah
Nimmo, Patricia
Novak, Marty
Nyntyre-Smith, Adveana
Otello-D-Balmaceda, Melissa
Owusu-Ansah, Jeffrey
Paglietti, Joann
Paglietti, Kim
Palacio Batista, Katia
Palacio Batista, Vanessa
Peixoto, Stephanie
Puleghini, Benjamin
Puleghini, Marcus
Puleghini, Pericles
Rancic, Slobodan
Robb, Duvoire
Robb, Kemiesh
Roberts, Deborah
Roopnarine, Persaud
Rosales Guerra, Renzo
Rosales Ortega, Gladys
Saavedra, Clavdina
Scaglione, Vincent
Scheja, Elizabeth
Scheja, Joshua
Seckenski, Mary
Seckenski, Michael
Serafin, Tomasz
Shekib, Khalilullah

Sieczko, Kacper
Sieczko, Lukasz
Sieczko, Taras
Silva, Lizbeth
Silva, Wendy
Smith, Declan
Solimene, Johnny
Somohano Labrada, Diego Alejandro
Somohano Labrada, Karla Alejandra
Somohano Zayas, Sergio
Stakusic, Kosta
Stakusic, Steven
Stakusic, Svetlana
Steiner, Irma
Stevovic, Filip
Stevovic, Gordana
Stojkovic, Dorde
Stojkovic, Filip
Stojkovic, Marijana
Stojkovic, Predrag
Syed, Abdul Zabi
Szewczyk-Correa, Anna
Tanic, Jesanka
Tanic, Slavko
Tasevski, Maia
Tasevski, Todor
Teper, Emily
Teper, Priotr
Thackoordath, Leela
Topal, Hatice
Tosic, Nastasija
Tosic, Sasa
Toussaint, Mapera
Trusler, Michael
Trusler, Owozn
Tryhorn, Hemry (Hal)
Tsatsanis, Ekaterini
Tsatsanis, Theofore
Twidale, William
Tysiak, Ruth
Ullan Gamez, Wendy Rosario
Urquhart, Crystal
Valdez-Silva, Shirley
Valentini, Antonio
Vertypolokh, Anna
Vertypolokh, Iryna

Vertypolokh, Oleksandr
Vertypolokh, Taras
Vukobradovic, Igor
Vukobradovic, Jelena
Vukobradovic, Mina
Vukobradovic, Mirjana
Vukobradovic, Mirko
Vukobradovic, Radinka
Warren, Darrio
Watters, Robert
Williams, Marlon
Wise, Natasha
Wren, Mary Lynne
Zagordo, Patrizia
Zaric, Andrea
Zbikowska, Anna
Zbikowska, Danuta
Zubilewich, Andy

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is June 1, 2024**

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:	June 1, 2024 to May 31, 2025		June 1, 2025 to May 31, 2026		June 1, 2026 to May 31, 2027			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
101, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
103, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
104, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
108, 210 Markland Drive	2.50%	2.50%	2.10%	2.10%	0.00%	0.00%	13	4.60%
109, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
110, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
111, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
112, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
201, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
203, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
204, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
205, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
206, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
207, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
208, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
209, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
210, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
211, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
212, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
301, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%

For the period of:	June 1, 2024 to May 31, 2025		June 1, 2025 to May 31, 2026		June 1, 2026 to May 31, 2027			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
302, 210 Markland Drive	2.50%	2.50%	2.10%	2.10%	0.00%	0.00%	13	4.60%
304, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
306, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
307, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
308, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
309, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
311, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
312, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
401, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
402, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
404, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
405, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
406, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
407, 210 Markland Drive	2.50%	2.50%	2.10%	2.10%	0.00%	0.00%	13	4.60%
409, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
410, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
411, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
501, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
502, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
503, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
504, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
505, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
506, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
507, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
508, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%

For the period of:	June 1, 2024 to May 31, 2025		June 1, 2025 to May 31, 2026		June 1, 2026 to May 31, 2027			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
510, 210 Markland Drive	2.50%	2.50%	2.10%	2.10%	0.00%	0.00%	13	4.60%
511, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
512, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
602, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
604, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
605, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
606, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
607, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
608, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
610, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
611, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
612, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
702, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
704, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
705, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
706, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
707, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
708, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
709, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
710, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
711, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
801, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
803, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
804, 210 Markland Drive	2.50%	2.50%	2.10%	2.10%	0.00%	0.00%	13	4.60%
805, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%

For the period of:	June 1, 2024 to May 31, 2025		June 1, 2025 to May 31, 2026		June 1, 2026 to May 31, 2027			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
807, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
808, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
809, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
810, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
811, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
812, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
901, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
902, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
903, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
904, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
905, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
906, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
907, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
909, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
910, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
911, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1002, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1003, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1004, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1006, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1007, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1008, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1009, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1010, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1011, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%

For the period of:	June 1, 2024 to May 31, 2025		June 1, 2025 to May 31, 2026		June 1, 2026 to May 31, 2027			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1012, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1102, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1103, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1105, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1106, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1108, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1109, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1110, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1111, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1112, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1201, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1202, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1203, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1204, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1205, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1206, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1207, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1208, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1209, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1210, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
1211, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
PH02, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
PH03, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
PH04, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
PH05, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%

For the period of:	June 1, 2024 to May 31, 2025		June 1, 2025 to May 31, 2026		June 1, 2026 to May 31, 2027			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
PH06, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
PH07, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
PH08, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
PH09, 210 Markland Drive	2.50%	2.50%	2.10%	2.10%	0.00%	0.00%	13	4.60%
PH10, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%
PH11, 210 Markland Drive	2.50%	2.50%	2.10%	2.10%	0.00%	0.00%	13	4.60%
PH12, 210 Markland Drive	2.50%	2.50%	2.50%	2.50%	1.50%	1.50%	13	6.50%

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 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 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 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 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.