



AMENDED ORDER
Order under Section 126 and Section 21.1 of the Statutory Powers
Procedure Act & Residential Tenancies Act, 2006

File Number: LTB-L-078809-23-AM

In the matter of: 1150 Meadowlands Drive E, Nepean, Ontario, K2E 6J4

Between: Minto Multi-Res Inc, LP Landlord

And

Refer to attached Schedule 2 Tenants

This amended order is issued to correct a clerical error on the original order issued on April 16, 2026. In the original order, a unit which is subject to the AGI application was omitted from Schedules 1 and 3 of the order. The omission has been corrected, and amendments from the original order have been bolded and underlined.

Minto Multi-Res Inc, LP (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 November 18, 2025.

The following parties attended the hearing: Landlord's Representative David Lyman, Landlord Agent Matthew Trottier, and Tenants Sudhi Sharma Padillath Vasudevan & Kavyasree Ambamkottu Mana (Unit 607), Muhammad Alam (Unit 506), Sita Hajay & Tesfamariam Ghebre (Unit 309), and Dawoud Bari (Unit 201).

The Certificate of Service filed by the Landlord on October 14, 2025, 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: 202, 206, 301, 306, 407, 509, 605, 610.

The Certificate of Service filed by the Landlord on October 14, 2025, 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: Lauren Reynolds (Unit 104); Surad Mahad Abshir, Hamza Aden Osman, Nimo, Osman, Adnan Mohamed (Unit 105); Sarah Murray (Unit 106); Grace Sample (Unit 109); Walker Goodings (Unit 204); Liubov Kandrashyna (Unit 207); Khadijo Mohamud, Haroon Abdi, Abdulrahman Abdi (Unit 208); Joseph Tereschuk, Mark Tereschuk (Unit 209); Asia Hjhusssein, Rawan Hasan, Omer Hasan (Unit 303); Javonne Howard (Unit 304); Tasfamariam Ghebre (Unit 309); Fatma Omar (Unit 310); Camilla Garzon, Maria Garzon (Unit 401); Ritu Sharma (Unit 402), Azeb Mehari (Unit 403); Adam Bedrani, Abderrhmane Bedrani (Unit 404), Cortney Ferguson (405); Riya Phulera (Unit 406); Miron Woldu Mehari, Sara Woldu Mehari, Mikael Woldu Mehari (Unit 409); Faten Harbi, Chaima Bouzaine (Unit 501); Alvin Kiyonga (Unit 504); Rubina Faisal, Hania Faisal (Unit 506); Feven Tekle, Senay Milkias, Mardocay Senay (Unit 508); Reem Abdo (Unit 510); Noura Bayan, Yusra Idris, Yassir Idris (Unit 601); Rama Abdel Kader Karakouz, Mohammad Omar Abdel Kader Karakouz (Unit 603); and, Lohaince Abreu de Oliveria, Jonas Ferreira (Unit 609).

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

1. The maximum rent increase above the guideline because of capital expenditures is 2.35%. This increase is for the following capital expenditures:
 - a. Heating Boiler Replacement;
 - b. Elevator Cab Renovations;
 - c. Lobby & Basement Floor Replacement;
 - d. Water Efficiency Project;
 - e. Asphalt Repairs;
 - f. Fire Safety Repairs; and,
 - g. New Intercom
2. Where the Landlord's application requests an increase of 2.69%, the maximum increase above the guideline for these units is 2.35%. This increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 2.31%, the maximum increase above the guideline for these units is 2.02%. This increase is to be taken in the first year.
4. Where the Landlord's application requests an increase of 2.24%, the maximum increase above the guideline for these units is 1.96 %. This increase is to be taken in the first year.
5. Where the Landlord's application requests an increase of 1.12%, the maximum increase above the guideline for these units is 0.98%. This increase is to be taken in the first year.
6. Where the Landlord's application requests an increase of 0.64%, the maximum increase above the guideline for these units is 0.56%. This increase is to be taken in the first year.

7. Where the Landlord's application requests an increase of 0.61%, the maximum increase above the guideline for these units is 0.53%. This increase is to be taken in the first year.
8. The weighted useful life for the capital expenditures is as specified on Schedule 3.
9. The first effective date of the rent increase above the guideline is January 01, 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 60 days of the date of this order.

December 16, 2025

Date Issued

Date May 21 2026

Date Amended

Adam Rogers

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 4 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:

1150 Meadowlands Drive E, Nepean, Ontario, K2E 6J4

0102	0402
0103	0403
0104	0404
0105	0405
0106	0406
0107	0408
0108	0409
0109	0410
0110	0501
0201	0502
0203	0503
0204	0504
0205	0505
0207	0506
0208	0507
0209	0508
0210	<u>0510</u>
0302	0601
0303	0602
0304	0603
0305	0604
0307	0606
0308	0607
0309	0608
0310	0609
0401	

Schedule 2 - Tenants who are Affected by this Order:

Abdi, Habib	Laing, Robert (Robbie)
Alam, Muhammad	London, Hamda
Ambamkottu Mana, Kavyasree	MacDonald, Dennis
Amilcar, Jean-Noel	Madsen, Koryn
Ammar, Safaa	Maqbool, Osama Mohammed
Anoban, Collins	McGrath, Charles
Anurag, Anurag	Mihtsuntu, Kinfe
Bankole, Olaniyi	Misadieu, Rochina
Baraki, Letina	Muguluma, Jordan
Bari, Dawoud	Nevin, Michael
Barre, Fadumo	Omar, Mohamed
Bhathal, Harsimrat	Osman, Maulid
Bhathal, Prabhsimrat	Osman, Nimo
Bolduc, Jamie	Padillath Vasudevan, Sudhi Sharma
Bouziane, Chamail	Prevost-Maurice, Elizabeth
Chatterton-Moise, Siteo	Rangappa, Maruthi
Elghobary, Omar	Reynolds, Lauren
Ferreira, Jonathas	Rohilla, Abdul
Fournier, Diane S.	Rose, Rebecca
Garashchuk, Tetiana	Sample, Joanne
Hajay, Sita	Santostefano, Franca
Hasan, Mustafa	Smith, Kathy
Hinds, Donnalee (Simone)	Spencley, Earl Patrick
Idris, Alamin	Stolzman, Cameron
Jaber, Diana	Tereschuk, Micheal
Kandrashyn, Roman	Tesfasion, Senay
Kaur, Hunarjeet	Turner, Emma
Kirupanithy, Sindhumathy	Vykhodtsev, Denis
Ladjali, Safia	Zakharchenko, Nina

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is January 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.

Rental Unit Address Name	Period of January 1, 2024 to December 31, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
0102, 1150 Meadowlands Drive E	2.02%	2.02%	14	2.02%
0103, 1150 Meadowlands Drive E	0.53%	0.53%	15	0.53%
0104, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0105, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0106, 1150 Meadowlands Drive E	0.56%	0.56%	15	0.56%
0107, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0108, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0109, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0110, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0201, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0203, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0204, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0205, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0207, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0208, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0209, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0210, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0302, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0303, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0304, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0305, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0307, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0308, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0309, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0310, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0401, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0402, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%

Rental Unit Address Name	Period of January 1, 2024 to December 31, 2024			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
0403, 1150 Meadowlands Drive E	0.00%	0.00%	0	0.00%
0404, 1150 Meadowlands Drive E	2.02%	2.02%	14	2.02%
0405, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0406, 1150 Meadowlands Drive E	0.56%	0.56%	15	0.56%
0408, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0409, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0410, 1150 Meadowlands Drive E	0.98%	0.98%	13	0.98%
0501, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0502, 1150 Meadowlands Drive E	0.00%	0.00%	0	0.00%
0503, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0504, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0505, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0506, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0507, 1150 Meadowlands Drive E	0.00%	0.00%	0	0.00%
0508, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0510, 1150 Meadowlands Drive E	2.02%	2.02%	14	2.02%
0601, 1150 Meadowlands Drive E	2.02%	2.02%	14	2.02%
0602, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0603, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0604, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0606, 1150 Meadowlands Drive E	1.96%	1.96%	14	1.96%
0607, 1150 Meadowlands Drive E	2.02%	2.02%	14	2.02%
0608, 1150 Meadowlands Drive E	2.35%	2.35%	14	2.35%
0609, 1150 Meadowlands Drive E	1.12%	1.12%	13	1.12%

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 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 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 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.