



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-035366-24

In the matter of: 1500 Walkley Road, Ottawa, Ontario, K1V 0H8

Between: Osgoode Properties Landlord

And

Refer to attached Schedule 2 Tenants

Osgoode 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 23, 2026.

The following parties attended the hearing, the Landlord's Representative, lawyer, David Lyman, Landlord's agents, Kathleen Ayoub and Kimberly Morrison-Bolduc and several Tenants attended, Tenant, Michelle Deloughery (unit 1414) spoke on behalf of the Tenants in attendance.

The Certificate of Service filed by the Landlord on February 13, 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: 308, 314, 1004, 1006, 1008, 1111 and 1212.

Tenant, Brett Cuffe (unit 913) is deceased and will be removed as party to this application.

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

1. The maximum rent increase above the guideline because of capital expenditures are **2.00%**. This increase is for the following capital expenditures:
 - a. Exterior Wall Repairs;
 - b. Exterior Wall Repairs;
 - c. Paving Repairs; and
 - d. Fitness Equipment.

2. Where the Landlord's application requests an increase of 2.08%, the maximum increase above the guideline for these units is **2.00%**. This increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 1.53% the maximum increase above the guideline for these units is **1.47%**. This increase is to be taken in the first year.
4. Where the Landlord's application requests an increase of 1.49% the maximum increase above the guideline for these units is **1.43%**. This increase is to be taken in the first year.
5. Where the Landlord's application requests an increase of 1.10% the maximum increase above the guideline for these units is **1.06%**. This increase is to be taken in the first year.
6. The weighted useful life for the capital expenditures is as specified in Schedule 3.
7. The first effective date of the rent increase above the guideline is August 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 **90 days** of the date of this order.

PBrewster

May 22, 2026
Date Issued

Pauline Brewster
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 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 for 2025 is 2.50%.

Schedule 1 - Units affected by this Order:

201	316	511	711	908	1109	1407	1602
202	401	512	712	909	1110	1408	1603
203	402	513	713	910	1112	1409	1604
204	403	514	714	911	1113	1410	1605
205	404	515	715	912	1114	1411	1606
206	405	516	716	914	1115	1412	1607
207	406	601	802	915	1116	1413	1608
208	407	603	803	916	1201	1414	1609
209	408	604	804	1001	1202	1415	1610
210	409	605	805	1002	1203	1416	1611
211	410	606	806	1003	1204	1501	1612
212	411	607	807	1007	1205	1502	1613
213	412	608	808	1009	1206	1503	1614
214	413	611	809	1010	1208	1504	1615
216	414	613	810	1011	1209	1505	G1
301	415	614	811	1013	1210	1506	G2
302	416	615	812	1014	1211	1507	G3
303	501	616	813	1015	1213	1508	PH1
304	502	702	814	1016	1214	1509	PH2
305	503	703	816	1101	1215	1510	PH3
306	504	704	901	1102	1216	1511	PH4
307	505	705	902	1103	1401	1512	PH5
309	506	706	903	1104	1402	1513	PH6
310	507	707	904	1105	1403	1514	PH7
311	508	708	905	1106	1404	1515	
312	509	709	906	1107	1405	1516	
313	510	710	907	1108	1406	1601	

Schedule 2 - Tenants who are Affected by this Order:

Abdalsamie, Tamer	Brown, Tyler
Abed, Sameerah	Burns, Ryan
Abou Daya, Abbas	Camara, Aminata
Abou Houssa, Omar	Campusano, Triana
Aboutaleb, Afafe	Chappell, Patricia
Abrera, Zeus Anthony	Chappell, Ray
Abrera (Superintendent), Jun	Charles, Aruna
Abu-Shaaban, Mona	Charron, Ginette
Aden, Cabdi	Chatue, Raoul
Ahmadi, Samad-Ali	Clark, Terry
Ahmed Olis, Jamal	Clermont, Robert
Akl, Faysal	Conway, Betsy
Akuju, Faridah	Coulombe, Suzanne
Alavudeen Thamijinisha, Mohamed	Dale, June
Alawenin, Abdulaziz	Dallaire, Kelly
Al-Gelani, Mayada	Dandees, Bdour
Al-Ghadban, Houda	Dario, Kandou
Al Harit, Ahmed	Davies, Charine
Ali, Mostafa	Davis, Donald
Alkufaish, Zuhair	Dawoud, Rim
Allotey, Deborah	Delinelle, Mathieu
Allowa, Mohammad	Delinelle, Monique
Al Refai, Ameera	Deloughery, Michelle
Aly, Danie Kaele	Deschamps, Johanne
Anbeseo, Eyobe	Desjardins, Patrick
Anderson, Ingrid	Desta, Tesfu
Antonowicz, Casimir	Dey, Bishwjite
Arja, Khalil	Dinich, Christiane
Asfaha, Yosief	Dragan, Alexander
Atallah, Sahar	Dragan, Katrine
Badr, Rola	Ede, Megeri
Baird, Jamie	El-Achkar, Sabrie
Barakat, Basma	El-Hajj, Nadia
Bayiha, Pondi	El-Hajj, Rola
Bazzi, Hassan	El-Hajj, Sami
Bekit Esmael, Romodan	El Harit, Ahmed
Belal, Abdulghani	Elliott, Donald
Belal, Wasfieh	Elmi, Idil
Benvie, Sean	El-Sayed, Mohamad
Benzakour, Hakim	Emokaro, Fortune
Bertrand, Paul	Esfandiari, Sasan
Blaedow, Jennifer	Eyong Survival, Comfort
Boland, Shawn	Fattal, Hassna
Bond, Gail	Fetouh, Omar
Boulay, Marc	Findlay, Skyler

Fonfana, Mohamed
Francis, Jacob
Freeborn, Laurie
Friesen, Anna
Fryer, Daniel
Gallan, Jeffrey
Gan Tse, Fei
Gauthier, Chloé
Gelowsky, Stephen
Ghebremicael, Milca
Ghourani, Ola
Girard, Julie
Girgrah, Sarah
Gomez, Sergio
Goodhope, Kaia
Gopauloo, Antish
Gougeon, Helene
Guindon, Stephanie
Guitard, Colin
Gupta, Ramesh
Hacquard, Pierce
Hadi Egueh, Safia
Haji, Ayaan
Halaby, Gilbert
Hamdan, Inaam
Hamilton, Tom
Hardy-Mercure, Alexandre
Hassan, Abbas
Henderson, Mark
Henry, Priscille
Hicks, Kelsey
Hill, Darla
Hill, Katherine
Hmayed, Linda
Hoey, David Graham
Hoey, Julie
Holowka, Tina
Hopman, Peter
Ibrahimi, Mahbobullah
Ibrahimi, Wahida
Idris, Sadia
Ing, Joanna
Iremiren, Annabelle
Isurini De Silva, Pinnaduwege Upekshika
Jaber, Jinane
Jawad, Athra
Jawed, Milada
Johnson, Deepu

Johnson, Divya
Johnson, Louis
Kaddah, Yousra
Kadima, Mireille
Kall, Martina
Kandalaft, Anis
Kandalaft, Nawal
Kandalaft, Ralph
Kanyambo, Odette
Karera, Lilian
Kaur, Parminder
Kazan, Joseph
Kebede Getahun, Tezeta
Kelly, James
Kembo, Juwairiya
Khalil, Mohammed
Khallil, Mohammed
Khouri, Merched
Labelle-Nolan, Alice
Lacasse, Suzanne
Lachance, Meaghan
Lalee, Ahmad Muzamil
Lalonde, Martha
Laszlo, Eve
Lateef, Pelan
Latif Rashedy, Abdul
Lavictoire, Dawn
Lawrence, Christopher
Leal, Evelyn
Leclair, Lucie
Lloyd, Dolores
MacPherson, Isaac
MacPherson, Laurie
Mahoney, Marvin
Malhi, Vikesh
Mamo, Temesgen
Marin, Nevardo
Marin (Superintendent), Nevardo
Matthews, McKayla
McDowall, Craig
Mirassol, Maria
Mohammed, Sameerah
Monette, Alain
Montgomery, Monique
Morris, Patricia
Morrison, Keisha
Mudaser Lalee, Ahmad
Mugisha, Yannick

Muhummed, Mursal
Mukarusine, Rose Samuel
Mukiza, Claude
Mukiza, Patrick
Nair, Prashanthkumar
Nair, Siddarth
Nasnas, John
Neaimeh, George
Nkot, Paul Gerard
Nolan, Eric
Noonan, Douglas
Norahun, Henok
Nshuti, Immaculee
Ntivuguruzwa, Samuel
Nunes Porto, Lunana Teixeira
Nur, Ifraah
O'Connor, Sean
Ogunro, Ore-Ofa
Okubamichael, Million
Osman, Abdullahi
Osman, Rakiya
Otounga-Souna, Ghyslaine
Pavlenko, Iuliia
Payne, Kelsey
Peralta Mora, Ramon
Personna, Lionel
Pezoulas, Kosta
Plourde, Thomas
Porto, Lunana Teixeira Nunes
Ramadan, Adnan
Raymond, Christiane
Redha, Sahira
Refai, Majed
Reid, Jackson
Renaud, Diane
Riaz, Mohamed
Richard, Declan
Rivet, Christopher
Rizk, Dounia
Robb, Patricia
Rodrigue, Jocelyn
Rogers, Chris
Sadeghi, Reza
Saikaley, Matthew
Salamanca, Benito
Samaan, Kamal
Saramad, Pouya
Savage, Brittany

Sebhatu, Daniel
Seeley, Alexander
Shaheen, Fadi
Shaji, Josemon
Shaji, Maria
Sherefa, Kedija
Shing So, Kam
Sibley, Paul
Sifa Yakoze, Olga
Sinclair, Laura
Sinclair, Margaret
Singh, Rupinder
Sinnott, Joan
Skeete, Richard
Smith, Greta
Smith, Nicholas
Smith, Zoe
Soueid, Bassem
Stefanova, Rayanne
Stewart, Jason
St-Pierre, Gisele
Tabone, Ricardo
Tajuldeen, Dunya
Tariq, Nousher
Tefamariam, Michael
Theriault-Morin, Mark
Thomas, James
Thomas, Libin
Townend, Christopher
Tran, Cuc
Tran, Sang
Tully, Jennifer
Varushawithana, Ransara
Varushawithana, Wasantha
Vishwanatham, Soumya
Visnevskis, Elita
Walsh McDowall, Susan
Weatherall, Trevor
Wilson, Stephen
Yahya Akbary, Ghulam
Yasir, Mohammed
Yassin, Zainab
Yousif, Ahmed
Yusuf, Hana
Zaba Safi, Bibi
Zegta, Sara
Zewdu, Wubetu
Zuhair, Zuhair

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is August 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 August 1, 2024 to July 31, 2025				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
201, 1500 Walkley Road	2.00%	2.00%	19	2.00%
202, 1500 Walkley Road	2.00%	2.00%	19	2.00%
203, 1500 Walkley Road	2.00%	2.00%	19	2.00%
204, 1500 Walkley Road	1.43%	1.43%	19	1.43%
205, 1500 Walkley Road	2.00%	2.00%	19	2.00%
206, 1500 Walkley Road	2.00%	2.00%	19	2.00%
207, 1500 Walkley Road	2.00%	2.00%	19	2.00%
208, 1500 Walkley Road	2.00%	2.00%	19	2.00%
209, 1500 Walkley Road	2.00%	2.00%	19	2.00%
210, 1500 Walkley Road	2.00%	2.00%	19	2.00%
211, 1500 Walkley Road	2.00%	2.00%	19	2.00%
212, 1500 Walkley Road	2.00%	2.00%	19	2.00%
213, 1500 Walkley Road	2.00%	2.00%	19	2.00%
214, 1500 Walkley Road	2.00%	2.00%	19	2.00%
216, 1500 Walkley Road	2.00%	2.00%	19	2.00%
301, 1500 Walkley Road	2.00%	2.00%	19	2.00%
302, 1500 Walkley Road	2.00%	2.00%	19	2.00%
303, 1500 Walkley Road	2.00%	2.00%	19	2.00%
304, 1500 Walkley Road	2.00%	2.00%	19	2.00%
305, 1500 Walkley Road	2.00%	2.00%	19	2.00%
306, 1500 Walkley Road	2.00%	2.00%	19	2.00%
307, 1500 Walkley Road	1.47%	1.47%	19	1.47%
309, 1500 Walkley Road	2.00%	2.00%	19	2.00%
310, 1500 Walkley Road	2.00%	2.00%	19	2.00%
311, 1500 Walkley Road	2.00%	2.00%	19	2.00%
312, 1500 Walkley Road	2.00%	2.00%	19	2.00%
313, 1500 Walkley Road	2.00%	2.00%	19	2.00%
316, 1500 Walkley Road	2.00%	2.00%	19	2.00%
401, 1500 Walkley Road	2.00%	2.00%	19	2.00%
402, 1500 Walkley Road	2.00%	2.00%	19	2.00%
403, 1500 Walkley Road	2.00%	2.00%	19	2.00%
404, 1500 Walkley Road	2.00%	2.00%	19	2.00%
405, 1500 Walkley Road	2.00%	2.00%	19	2.00%
406, 1500 Walkley Road	2.00%	2.00%	19	2.00%
407, 1500 Walkley Road	2.00%	2.00%	19	2.00%
408, 1500 Walkley Road	2.00%	2.00%	19	2.00%
409, 1500 Walkley Road	2.00%	2.00%	19	2.00%
410, 1500 Walkley Road	1.47%	1.47%	19	1.47%
411, 1500 Walkley Road	1.43%	1.43%	19	1.43%
412, 1500 Walkley Road	2.00%	2.00%	19	2.00%

For the period of August 1, 2024 to July 31, 2025				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
413, 1500 Walkley Road	2.00%	2.00%	19	2.00%
414, 1500 Walkley Road	2.00%	2.00%	19	2.00%
415, 1500 Walkley Road	2.00%	2.00%	19	2.00%
416, 1500 Walkley Road	2.00%	2.00%	19	2.00%
501, 1500 Walkley Road	2.00%	2.00%	19	2.00%
502, 1500 Walkley Road	1.43%	1.43%	19	1.43%
503, 1500 Walkley Road	2.00%	2.00%	19	2.00%
504, 1500 Walkley Road	2.00%	2.00%	19	2.00%
505, 1500 Walkley Road	2.00%	2.00%	19	2.00%
506, 1500 Walkley Road	2.00%	2.00%	19	2.00%
507, 1500 Walkley Road	2.00%	2.00%	19	2.00%
508, 1500 Walkley Road	2.00%	2.00%	19	2.00%
509, 1500 Walkley Road	2.00%	2.00%	19	2.00%
510, 1500 Walkley Road	2.00%	2.00%	19	2.00%
511, 1500 Walkley Road	2.00%	2.00%	19	2.00%
512, 1500 Walkley Road	2.00%	2.00%	19	2.00%
513, 1500 Walkley Road	2.00%	2.00%	19	2.00%
514, 1500 Walkley Road	2.00%	2.00%	19	2.00%
515, 1500 Walkley Road	1.43%	1.43%	19	1.43%
516, 1500 Walkley Road	2.00%	2.00%	19	2.00%
601, 1500 Walkley Road	2.00%	2.00%	19	2.00%
603, 1500 Walkley Road	2.00%	2.00%	19	2.00%
604, 1500 Walkley Road	2.00%	2.00%	19	2.00%
605, 1500 Walkley Road	2.00%	2.00%	19	2.00%
606, 1500 Walkley Road	2.00%	2.00%	19	2.00%
607, 1500 Walkley Road	2.00%	2.00%	19	2.00%
608, 1500 Walkley Road	2.00%	2.00%	19	2.00%
611, 1500 Walkley Road	1.43%	1.43%	19	1.43%
613, 1500 Walkley Road	2.00%	2.00%	19	2.00%
614, 1500 Walkley Road	1.47%	1.47%	19	1.47%
615, 1500 Walkley Road	1.43%	1.43%	19	1.43%
616, 1500 Walkley Road	2.00%	2.00%	19	2.00%
702, 1500 Walkley Road	2.00%	2.00%	19	2.00%
703, 1500 Walkley Road	2.00%	2.00%	19	2.00%
704, 1500 Walkley Road	2.00%	2.00%	19	2.00%
705, 1500 Walkley Road	2.00%	2.00%	19	2.00%
706, 1500 Walkley Road	2.00%	2.00%	19	2.00%
707, 1500 Walkley Road	2.00%	2.00%	19	2.00%
708, 1500 Walkley Road	2.00%	2.00%	19	2.00%
709, 1500 Walkley Road	2.00%	2.00%	19	2.00%
710, 1500 Walkley Road	2.00%	2.00%	19	2.00%
711, 1500 Walkley Road	2.00%	2.00%	19	2.00%
712, 1500 Walkley Road	2.00%	2.00%	19	2.00%
713, 1500 Walkley Road	2.00%	2.00%	19	2.00%
714, 1500 Walkley Road	2.00%	2.00%	19	2.00%
715, 1500 Walkley Road	1.47%	1.47%	19	1.47%
716, 1500 Walkley Road	2.00%	2.00%	19	2.00%
802, 1500 Walkley Road	2.00%	2.00%	19	2.00%
803, 1500 Walkley Road	2.00%	2.00%	19	2.00%
804, 1500 Walkley Road	2.00%	2.00%	19	2.00%

For the period of August 1, 2024 to July 31, 2025				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
805, 1500 Walkley Road	2.00%	2.00%	19	2.00%
806, 1500 Walkley Road	2.00%	2.00%	19	2.00%
807, 1500 Walkley Road	2.00%	2.00%	19	2.00%
808, 1500 Walkley Road	2.00%	2.00%	19	2.00%
809, 1500 Walkley Road	2.00%	2.00%	19	2.00%
810, 1500 Walkley Road	2.00%	2.00%	19	2.00%
811, 1500 Walkley Road	2.00%	2.00%	19	2.00%
812, 1500 Walkley Road	2.00%	2.00%	19	2.00%
813, 1500 Walkley Road	2.00%	2.00%	19	2.00%
814, 1500 Walkley Road	1.43%	1.43%	19	1.43%
816, 1500 Walkley Road	2.00%	2.00%	19	2.00%
901, 1500 Walkley Road	1.47%	1.47%	19	1.47%
902, 1500 Walkley Road	2.00%	2.00%	19	2.00%
903, 1500 Walkley Road	2.00%	2.00%	19	2.00%
904, 1500 Walkley Road	2.00%	2.00%	19	2.00%
905, 1500 Walkley Road	2.00%	2.00%	19	2.00%
906, 1500 Walkley Road	2.00%	2.00%	19	2.00%
907, 1500 Walkley Road	2.00%	2.00%	19	2.00%
908, 1500 Walkley Road	2.00%	2.00%	19	2.00%
909, 1500 Walkley Road	2.00%	2.00%	19	2.00%
910, 1500 Walkley Road	2.00%	2.00%	19	2.00%
911, 1500 Walkley Road	2.00%	2.00%	19	2.00%
912, 1500 Walkley Road	2.00%	2.00%	19	2.00%
914, 1500 Walkley Road	2.00%	2.00%	19	2.00%
915, 1500 Walkley Road	2.00%	2.00%	19	2.00%
916, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1001, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1002, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1003, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1007, 1500 Walkley Road	1.47%	1.47%	19	1.47%
1009, 1500 Walkley Road	1.43%	1.43%	19	1.43%
1010, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1011, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1013, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1014, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1015, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1016, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1101, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1102, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1103, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1104, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1105, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1106, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1107, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1108, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1109, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1110, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1112, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1113, 1500 Walkley Road	1.06%	1.06%	20	1.06%
1114, 1500 Walkley Road	2.00%	2.00%	19	2.00%

For the period of August 1, 2024 to July 31, 2025				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1115, 1500 Walkley Road	1.43%	1.43%	19	1.43%
1116, 1500 Walkley Road	1.06%	1.06%	20	1.06%
1201, 1500 Walkley Road	1.06%	1.06%	20	1.06%
1202, 1500 Walkley Road	1.43%	1.43%	19	1.43%
1203, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1204, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1205, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1206, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1208, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1209, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1210, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1211, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1213, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1214, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1215, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1216, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1401, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1402, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1403, 1500 Walkley Road	1.06%	1.06%	20	1.06%
1404, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1405, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1406, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1407, 1500 Walkley Road	1.43%	1.43%	19	1.43%
1408, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1409, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1410, 1500 Walkley Road	1.06%	1.06%	20	1.06%
1411, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1412, 1500 Walkley Road	1.43%	1.43%	19	1.43%
1413, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1414, 1500 Walkley Road	1.47%	1.47%	19	1.47%
1415, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1416, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1501, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1502, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1503, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1504, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1505, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1506, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1507, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1508, 1500 Walkley Road	1.47%	1.47%	19	1.47%
1509, 1500 Walkley Road	1.43%	1.43%	19	1.43%
1510, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1511, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1512, 1500 Walkley Road	1.43%	1.43%	19	1.43%
1513, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1514, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1515, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1516, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1601, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1602, 1500 Walkley Road	2.00%	2.00%	19	2.00%

For the period of August 1, 2024 to July 31, 2025				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1603, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1604, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1605, 1500 Walkley Road	1.47%	1.47%	19	1.47%
1606, 1500 Walkley Road	1.47%	1.47%	19	1.47%
1607, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1608, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1609, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1610, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1611, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1612, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1613, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1614, 1500 Walkley Road	2.00%	2.00%	19	2.00%
1615, 1500 Walkley Road	2.00%	2.00%	19	2.00%
G1, 1500 Walkley Road	2.00%	2.00%	19	2.00%
G2, 1500 Walkley Road	2.00%	2.00%	19	2.00%
G3, 1500 Walkley Road	2.00%	2.00%	19	2.00%
PH1, 1500 Walkley Road	2.00%	2.00%	19	2.00%
PH2, 1500 Walkley Road	2.00%	2.00%	19	2.00%
PH3, 1500 Walkley Road	2.00%	2.00%	19	2.00%
PH4, 1500 Walkley Road	1.43%	1.43%	19	1.43%
PH5, 1500 Walkley Road	1.43%	1.43%	19	1.43%
PH6, 1500 Walkley Road	2.00%	2.00%	19	2.00%
PH7, 1500 Walkley Road	2.00%	2.00%	19	2.00%

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.