



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-090051-23

In the matter of: 316 Kathleen Street, Guelph, ON N1H 4Y9

Between: Williams and McDaniel Property Management Landlord

and

Refer to attached Schedule 2 Tenants

Williams and McDaniel Property Management (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 2, 2026.

The following parties attended the hearing on behalf of the Landlord: The Landlord's Legal Representatives, Keil Baker, Patty Duwyn, the Landlord's Agent, Diep Dao. The Tenant, Linda Holmes also attended the hearing.

The Certificate of Service filed by the Landlord on February 5, 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: 102, 201, 306, 309, 403, 409, 410, 502, 504, 601, 602 and 605.

The Certificate of Service filed by the Landlord on February 5, 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 Tenants. 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: Andrea Kawash-Barnes, Chris St. Peters, Fatumo Mohamed, Carol Sullivan, Malcom Brandy, Michelle Pogdon, Shelley Willet, Bonnie De Vries and Nadia Skutelsky.

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

1. The maximum rent increase above the guideline because of capital expenditures is 1.03%. This increase is for the following capital expenditures:
 - a. Parking lot lighting retrofit;
 - b. Fire alarm system upgrade;
 - c. Garage door motor replacement; and
 - d. Riser replacement.

2. The increases above the guideline are 1.03%, 0.12%, and 0.09% as claimed in the Landlord's application. These increases are to be taken in the first year.
3. The weighted useful life for the capital expenditures is as specified in Schedule 3.
4. The first effective date of the rent increase above the guideline is February 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 60 days of the date of this order.

May 25, 2026
Date Issued

Roxanne Theriault
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 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 for 2025 is 2.50%.

Schedule 1 - Units affected by this Order:

101	312
104	314
105	401
106	402
107	405
109	406
110	407
112	411
202	412
203	414
204	501
207	503
208	505
210	506
211	507
212	508
214	509
301	511
302	512
303	603
304	604
305	606
307	607
310	608

Schedule 2 - Tenants who are Affected by this Order:

Abdelbaki, Ahmed	Link, Wilfred
Behm, Ernic	Lobocki, Carolina
Beilby, Benjamin	Madigan, Kevin
Bodner, Bert	Mhamad Deep, Yasmeen
Bruder, Jason	Mohamed, Hassan
Bruder, Tonia	Mohamed, Hussein
Chaisson, John	Murad, Ibrahim
Church, Bonnie	Murad, Lutfi
Curl, William	Murdoch, Cam
Daoust, Andre	Nerbas, Ryan
De Vries, Fred	Odoom, David
Dickieson, Kevin	Ostryznik, Tina
Dolby, Sauna	Parkinson, Sharon
Epstein, Liisa	Pleva, James
Fisher, Timothy	Pogdon, Judy
Foley, Joyce	Price, David
Foley, Matthew	Price, Emily
Ganson, Ian	Radics, Martina
Gaudet, Nicole	Samuels, Giselle
Gebremedhen, Algayenesh	Samuels, Robert
Ghazal, Fayza	Smith, Thomas
Gill, Joanna	St. Peters, Lucy
Gurmu, Tewodros	Steppler, Patrick
Habte, Darnid	Sunstrum, Criag
Haennel, James	Thao, Ngoc Phuong
Hassane, Basma	Vo, Luan
Heinrichs, Catherine	Whinfield, Tasha
Henry, Vivian	Wyga, Nathan
Hillier, Darryl	Yasin, Dan
Holmes, Lynda S	Yemane, Berhane
Kissil, Heather	Young, Kim
Laginskie, Keith	Young, Wayne

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is February 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 February 1, 2024 to January 31, 2025				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
101, 316 Kathleen Street	1.03%	1.03%	16	1.03%
104, 316 Kathleen Street	1.03%	1.03%	16	1.03%
105, 316 Kathleen Street	0.12%	0.12%	23	0.12%
106, 316 Kathleen Street	1.03%	1.03%	16	1.03%
107, 316 Kathleen Street	1.03%	1.03%	16	1.03%
109, 316 Kathleen Street	1.03%	1.03%	16	1.03%
110, 316 Kathleen Street	1.03%	1.03%	16	1.03%
112, 316 Kathleen Street	1.03%	1.03%	16	1.03%
202, 316 Kathleen Street	1.03%	1.03%	16	1.03%
203, 316 Kathleen Street	1.03%	1.03%	16	1.03%
204, 316 Kathleen Street	0.09%	0.09%	25	0.09%
207, 316 Kathleen Street	1.03%	1.03%	16	1.03%
208, 316 Kathleen Street	1.03%	1.03%	16	1.03%
210, 316 Kathleen Street	1.03%	1.03%	16	1.03%
211, 316 Kathleen Street	1.03%	1.03%	16	1.03%
212, 316 Kathleen Street	1.03%	1.03%	16	1.03%
214, 316 Kathleen Street	1.03%	1.03%	16	1.03%
301, 316 Kathleen Street	1.03%	1.03%	16	1.03%
302, 316 Kathleen Street	1.03%	1.03%	16	1.03%
303, 316 Kathleen Street	1.03%	1.03%	16	1.03%
304, 316 Kathleen Street	1.03%	1.03%	16	1.03%
305, 316 Kathleen Street	1.03%	1.03%	16	1.03%
307, 316 Kathleen Street	1.03%	1.03%	16	1.03%
310, 316 Kathleen Street	1.03%	1.03%	16	1.03%
312, 316 Kathleen Street	1.03%	1.03%	16	1.03%
314, 316 Kathleen Street	1.03%	1.03%	16	1.03%
401, 316 Kathleen Street	1.03%	1.03%	16	1.03%

For the period of February 1, 2024 to January 31, 2025				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
405, 316 Kathleen Street	1.03%	1.03%	16	1.03%
406, 316 Kathleen Street	1.03%	1.03%	16	1.03%
407, 316 Kathleen Street	1.03%	1.03%	16	1.03%
411, 316 Kathleen Street	1.03%	1.03%	16	1.03%
412, 316 Kathleen Street	1.03%	1.03%	16	1.03%
414, 316 Kathleen Street	1.03%	1.03%	16	1.03%
501, 316 Kathleen Street	1.03%	1.03%	16	1.03%
503, 316 Kathleen Street	1.03%	1.03%	16	1.03%
505, 316 Kathleen Street	1.03%	1.03%	16	1.03%
506, 316 Kathleen Street	1.03%	1.03%	16	1.03%
507, 316 Kathleen Street	1.03%	1.03%	16	1.03%
508, 316 Kathleen Street	1.03%	1.03%	16	1.03%
509, 316 Kathleen Street	1.03%	1.03%	16	1.03%
511, 316 Kathleen Street	1.03%	1.03%	16	1.03%
512, 316 Kathleen Street	1.03%	1.03%	16	1.03%
603, 316 Kathleen Street	1.03%	1.03%	16	1.03%
604, 316 Kathleen Street	1.03%	1.03%	16	1.03%
606, 316 Kathleen Street	1.03%	1.03%	16	1.03%
607, 316 Kathleen Street	1.03%	1.03%	16	1.03%
608, 316 Kathleen Street	1.03%	1.03%	16	1.03%

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.