



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-027137-24

In the matter of: 1177 Cummings Avenue,
Ottawa, Ontario, K1J 8M2

Between: Paramount Properties Landlord

and

Refer to attached Schedule 2 Tenants

Paramount 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 was held by videoconference on April 8, 2026.

The following parties attended the hearing: the Landlord's Agents Eric Poirier, Jimmy Burke, Stephanie Lavigne & Eric Humphrey, the Landlord's Legal Representative David Lyman and Tenants from units 816 and 714.

The Certificate of Service filed by the Landlord on March 10, 2026, indicates that some rental units listed in the application were not served with the application and notice of hearing. The LTB 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: 106, 202, 209, 219, 312, 406, 417, 510, 512, 518, 611, 619, 620, 719 & 806.

Parties reached an agreement and requested an order on consent to resolve the application.

The parties agreed that:

1. The maximum rent increase above the guideline because of capital expenditures is 2.35%. This increase is for the following capital expenditures:
 - a. Boiler Room Modernization
 - b. Corridor Carpet Replacement
2. Where the Landlord's application requests an increase of 2.52%, the maximum increase above the guideline for these units is 2.35%. This increase is to be taken in the first year. The weighted useful life is 17 years.

3. Where the Landlord's application requests an increase of 2.31%, the maximum increase above the guideline for these units is 2.25%. This increase is to be taken in the first year. The weighted useful life is 15 years.
4. The first effective date of the rent increase above the guideline is July 1, 2024.

On consent of the parties, it is ordered that:

1. The Landlords 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 Landlords 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 26, 2026
Date Issued

Lindsay Phomin
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:

1177 Cummings Avenue, Ottawa, Ontario, K1J 8M2

101	315	605
102	316	606
103	317	607
104	318	609
105	319	610
107	320	612
108	401	614
109	402	615
111	403	616
115	404	617
116	405	618
117	407	701
118	408	702
120	409	703
201	410	704
203	411	706
204	412	707
205	414	708
206	415	709
207	416	710
208	418	712
210	419	714
211	420	715
212	501	716
214	502	718
215	503	720
216	504	801
217	505	802
218	506	803
220	507	804
301	508	807
302	509	808
303	511	809
304	514	810
305	515	812
306	516	814
307	517	815
308	519	816
309	601	817
310	602	818
311	603	819
314	604	820

Schedule 2 - Tenants who are Affected by this Order:

Abdelrahman, Belal	Fleurime, Aris	O'Connell, Robert
Abou Assali, Layla	Fonzo, Natasha	O'Connell, Sean
Ahmed, Ayan	Fortin, Louis Phillippe	Ogilvie, Zevenia
Akhil Nandyala, Tirumala Sree	Francisco, Barbara	Oladipupo, Adebanye
Ali Araim, Wail Saleh	Freeman, Meaghan	Oliviera, Leonardo
Al-Shuwaiter, Mohammed	Gagnon, Suzanne	Olmstead, Pete
Anglade, Marie	Gahnoug, Roda	Orr, Kenny
Aoholajuwonlo, Gbemisola	Gervais, Louise	Ouellet, Alex
Arena, Rosa	Goddard, Ronald	Payeur, Lucille
Arsenault, Alain	Gour, Jasmin	Payman, Mohd Hashim
Ata, Mokhammad	Grant, Cecil	Perras, Anne Marie
Azzi, Fayez	Grant, Kayla	Pesti, Daniel
Barry, Jean-Denis	Gravino, Donna	Porter, Colin
Beaubien, Marie Ermete	Gryszkiewicz, Ross	Primeau, Richard
Belair, Gerald	Halcro, Patrick	Quintal, Melanie
Bergeron, Christine	Hannafi, Olufunmilayo	Racine, Marc-Andre
Boomhour, Casey	Humble, Robert	Raffial, Fatima
Bray, Marie	Ivan, Germina	Rajeshbhai Majmudar, Aarav
Caplan, Joel	Jadayel, Noura	Reyes, Ann-Marie
Chebel, Johnny	Jasmin, Clermicile	Salazar, Dabie
Chenier, Carmen	Kamckey, Travis	Samson, Rolland
Choi, Edward	Kann, Samnang	Sareault, Jaqueline
Chukwudi, Franklin	Kealey, Shirley	Sartori, Jane
Collins, Paula	Khaddage, Rami	Scott, Matthew
Comtois, Colette	Kochermin, Vitaliy	Seguin, Denise
Couturier, Danielle	Kurian, Merlin	Seguin, Michael
Cuff, Jennie	Labrosse, Robert	Simard, Levis
Cuwiyuksa, Wendy	Lachapelle, Guy	Sitouah, Athmane
D'Aout, Zinia	Ladouceur, Maurice	Smith, Matthew
Daniels, Darrell	Lafleur, Denise	St-Onge, Jaime
De Mello, Vanilda	Lagace, Elsa	Sullivan, Brian
Djande, Sophie	Lake, Gene	Tessier, Tammy
Dube, Juliette	Leger, James	Thibodeau, Antoine
Dufresne, Mariemerie	McNeil, Patricia	Tremblay, Ginette
Duguay, Suzanne	McQueen, William	Tze Liu, Meng
Edwards, Jo-Anne	Menard, Alex	Viet Vu, Thi Bich
Elias, Nabila	Meredith, Christiane	White, Carolyn
El Mouatadir, Taha	Mohamed, Hersi	White, Dominique
Etienne, Guerline	Monnette, Anita	White, Helen
Eugui, Monica	Mooney, Joshua	Williams, Ikeda
Farzana, Mayisha	Morris, Martin	Windle, Laurie
Fedak, Laura	Nantel, Stephane	Yagilashek, Peter

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is July 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 July 1, 2024 to June 30, 2025			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
101, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
102, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
103, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
104, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
105, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
107, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
108, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
109, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
111, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
115, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
116, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
117, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
118, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
120, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
201, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
203, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
204, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
205, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
206, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
207, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
208, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
210, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
211, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
212, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
214, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
215, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
216, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
217, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%

Rental Unit Address Name	Period of July 1, 2024 to June 30, 2025			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
218, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
220, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
301, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
302, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
303, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
304, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
305, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
306, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
307, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
308, 1177 Cummings Avenue	2.25%	2.25%	15	2.25%
309, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
310, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
311, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
314, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
315, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
316, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
317, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
318, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
319, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
320, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
401, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
402, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
403, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
404, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
405, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
407, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
408, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
409, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
410, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
411, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
412, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
414, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
415, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
416, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
418, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
419, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%

Rental Unit Address Name	Period of July 1, 2024 to June 30, 2025			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
420, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
501, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
502, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
503, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
504, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
505, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
506, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
507, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
508, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
509, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
511, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
514, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
515, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
516, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
517, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
519, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
601, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
602, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
603, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
604, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
605, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
606, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
607, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
609, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
610, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
612, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
614, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
615, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
616, 1177 Cummings Avenue	2.25%	2.25%	15	2.25%
617, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
618, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
701, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
702, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
703, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
704, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
706, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%

Rental Unit Address Name	Period of July 1, 2024 to June 30, 2025			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
707, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
708, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
709, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
710, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
712, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
714, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
715, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
716, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
718, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
720, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
801, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
802, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
803, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
804, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
807, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
808, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
809, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
810, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
812, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
814, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
815, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
816, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
817, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
818, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
819, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%
820, 1177 Cummings Avenue	2.35%	2.35%	15	2.35%

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.