



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-013415-25

In the matter of: 523 Portsmouth Avenue, Kingston, ON, K7M 7H6

Between: Homestead Land Holdings Limited Landlord

And

Refer to attached Schedule 2 Tenants

Homestead Land Holdings Limited (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 18, 2025.

The following parties attended the hearing on behalf of the Landlord: the Landlord's representative, Crystal Sankey, the Landlord's representative observing, Fatima Shahzad, and the Landlord's property manager, Jeff Bradshaw.

The following tenants attended the hearing: Robin Mathai Vadakencheril, Jeff Hook, Krysha Gayda, Cheryl Ruckstuhl, Rick Abrams, Annie Boutin-Couture, Christine Crozier, Kathleen Ouellette, Anja Iseppi, Marleigh Callan-Brown, Leigh Brown (Co-signer) and Jamie Heaslip.

The Certificate of Service filed by the Landlord on February 10, 2026, indicates that some Tenants and 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 Tenants and units: 4, 101, 104, 110, Gabrielle Mortlock of 203, 205, 211, 305, 306, 310, 404, Darlene Heath of 405, 412, 511, 606, 702, Timothy Boucher of 704, Fleurette Grant of 705, 706, 708, 710, 711, 712, 803, 805, 806, 810, 812, 903 and 909.

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

1. The maximum rent increase above the guideline because of capital expenditures is 4.80%. This increase is for the following capital expenditures:

- a. Balcony Repairs and Railing Replacement;
 - b. Corridor Carpet Replacement; and
 - c. Paving Repairs.
2. Where the Landlord's application requests an increase of 5.19%, the maximum increase above the guideline for these units is 4.80%. This increase is to be taken as follows: 3.00% in the first year and 1.80% in the second year.
3. Where the Landlord's application requests an increase of 0.61%, the maximum increase above the guideline for these units is 0.61%. This increase is to be taken in the first year.
4. Where the Landlord's application requests an increase of 0.07%, the maximum increase above the guideline for these units is 0.07%. This increase is to be taken in the first year.
5. Where the Landlord's application requests an increase of 0.00%, the maximum increase above the guideline for these units is 0.00%.
6. The weighted useful life for the capital expenditures is as specified on Schedule 3.
7. The first effective date of the rent increase above the guideline is June 1, 2025.

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 28, 2026
Date Issued

John Russett
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 2025 is 2.5% and for 2026 is 2.1%.

Schedule 1 - Units affected by this Order:

0001	0402	0704
0002	0403	0705
0003	0405	0707
0005	0406	0709
0006	0407	0801
0102	0408	0802
0103	0409	0804
0105	0410	0807
0106	0411	0808
0107	0501	0809
0108	0502	0811
0109	0503	0901
0111	0504	0902
0201	0505	0904
0202	0506	0905
0203	0507	0906
0204	0508	0907
0206	0509	0908
0207	0510	0910
0208	0512	0911
0209	0601	0912
0210	0602	1001
0212	0603	1002
0301	0604	1003
0302	0605	1004
0303	0607	1005
0304	0608	1006
0307	0609	1007
0308	0610	1009
0309	0611	1010
0311	0612	1011
0312	0701	1012
0401	0703	

Schedule 2 - Tenants who are Affected by this Order:

., Habiba	Heaslip, Jamie
., Habibullah	Himell, Sheldon
A, Kingston & Frontenac Housing	Hodgins, Marlene
Abrams, Rick	Holmes, Brian
Amodeo, Renee	Hook, Jeff
Anderson, Rachel	Housing, Kingston & Frontenac
Andrews, Mary	Iseppi, Anja
Babcock, Teresa	Jalal Eddine, Rim
Baker, Becky	Johnston, Nancy
Bellemare, Harold	Johnston, Nicole
Berga, Kirstin	Kaur, Jaspreet
Bertrand, Bonnie	Kausar, Syeda
Bertrand, Larry	Keeler, Jonathan
Booth, Brent	Kelly, John
Boutin-Couture, Annie	Kingston & Frontenac Housing,
Braithwaite, Sue	Kingston & Frontenac Housing, A
Brawn, Christopher	Knight, Tina
Brawn, Linda	Koscielewski, Alina
Bygott, Lynne	Kwak, Mr. Ki-Hyun
Callan-Brown, Marleigh	Lahey, Debbie
Capobianco, Michael	Lavy, Raul Remigio
Clare, Robson	Le Sarge, Isabel
Corneil, Ellen	Le Sarge, Ken
Coughler, Carol	Lodge, Sharon
Crozier, Christine	Lyons, Barbara
Denesuik, Mrs. Eleanor	Macdonald, Edina
Dowker, Debbie	Macdonald, Pam
Ellis, Tamara	Mccoll, Karlee
Farrell, Darren	Menzies, Aimy
Freeth, Madeline	Mercer, Jessie
Frontenac Housing, Kingston &	Miklos, Deanna
Fun, Mary	Miklos, Josh
Fun, Mr. Cornelius	Mohammed, Abdul Haseeb
Gallagher, Mary-Anne	Nair, Sanika
Gauvreau, Melissa	Nashed, Magdy
Gayda, Krysha	Neff, Denise
Gleeson, Eric	Nicholas Moore, Community Rep
Glendinning, Justin	Nunes, Violeta
Gorse, Adam	Ouellette, Kathleen
Graveline, Jesse	Pathare, Omkar
Green, Jerry	Patterson, Dorothy Jane
Gwilliam, Bonnie	Paul, Nisha
Hanna, Kathy	Payne, Melanie
Harrison Lim, Diane	Petrie, Glenda

Pitre, Marilyn
Pospisil, Patrik
Providence Care Centre, A
Ramadan, Subhi
Richard, Debbie
Rosebush, Summer
Ruckstuhl, Cheryl
Sakhidad, Marzia
Scott, Gary
Scott, Theresa
Scott, Westley
Simin, Shahla
Simonds, James
Singh, Kashmir
Skinner, Dolores
Skinner, Roy
Smith, Richard
Sohail *, Saher

States, David
Tighe, Elizabeth
Tighe, John
Topping, Susan
Trickey, Dana Lyn
Vadakencheril, Robin Mathai
Valente, Manuel
Valente, Matilde
Wagar, Laurie
Walker, Miss Jane
Whitney, Barbara
Willey, Rylan
Wilson, Coby
Wilson, Deborah
Wollenberg, Arnim
Wollenberg, Martha
Zapotichny, Darlene J.

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is June 1, 2025**

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 June 1, 2025, to May 31, 2026			June 1, 2026, to May 31, 2027			
Rental Unit Address Name	% 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
0001, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0002, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0003, 523 Portsmouth Avenue	0.07%	0.07%	0.00%	0.00%	15	0.07%
0005, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0006, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0102, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0103, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0105, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0106, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0107, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0108, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0109, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0111, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0201, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0202, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0203, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0204, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0206, 523 Portsmouth Avenue	0.61%	0.61%	0.00%	0.00%	11	0.61%
0207, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0208, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0209, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0210, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0212, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0301, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0302, 523 Portsmouth Avenue	0.00%	0.00%	0.00%	0.00%	0	0.00%
0303, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0304, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0307, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%

For the period June 1, 2025, to May 31, 2026			June 1, 2026, to May 31, 2027			
Rental Unit Address Name	% 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
0308, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0309, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0311, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0312, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0401, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0402, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0403, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0405, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0406, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0407, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0408, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0409, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0410, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0411, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0501, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0502, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0503, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0504, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0505, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0506, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0507, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0508, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0509, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0510, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0512, 523 Portsmouth Avenue	0.07%	0.07%	0.00%	0.00%	15	0.07%
0601, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0602, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0603, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0604, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0605, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0607, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0608, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0609, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0610, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%

For the period June 1, 2025, to May 31, 2026			June 1, 2026, to May 31, 2027			
Rental Unit Address Name	% 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
0611, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0612, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0701, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0703, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0704, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0705, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0707, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0709, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0801, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0802, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0804, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0807, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0808, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0809, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0811, 523 Portsmouth Avenue	0.07%	0.07%	0.00%	0.00%	15	0.07%
0901, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0902, 523 Portsmouth Avenue	0.07%	0.07%	0.00%	0.00%	15	0.07%
0904, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0905, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0906, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0907, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0908, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0910, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0911, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
0912, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
1001, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
1002, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
1003, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
1004, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
1005, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
1006, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
1007, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
1009, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
1010, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%

For the period June 1, 2025, to May 31, 2026			June 1, 2026, to May 31, 2027			
Rental Unit Address Name	% 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
1011, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%
1012, 523 Portsmouth Avenue	3.00%	3.00%	1.80%	1.80%	15	4.80%

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 2025 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 2025 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.