



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-052113-24

In the matter of: 6 Deerfield Drive, Nepean, Ontario, K2G 3R6
8 Deerfield Drive, Nepean, Ontario, K2G 3R6
10 Deerfield Drive, Nepean, Ontario, K2G 3R6
12 Deerfield Drive, Nepean, Ontario, K2G 3R6
14 Deerfield Drive, Nepean, Ontario, K2G 3R6
16 Deerfield Drive, Nepean, Ontario, K2G 3R6

Between: Minto Multi-Res Income Partners 1, LP Landlord

And

Refer to attached Schedule 2 Tenants

Minto Multi-Res Income Partners 1, 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 March 10, 2026.

The following parties attended the hearing: Landlord's Representative, David Lyman, Landlord's Agent, Samantha Bush, and Tenant, Hersi Yusof, Deigo Behnck and Martha Cabral Da Silva Behnck, attended

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 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:

- 6 Deerfield Drive: units 4, 8, 9, and 14.
- 8 Deerfield Drive: units 1, 6, 8, 11, 13, and 16.
- 10 Deerfield Drive: units 10, 11, and 16.
- 12 Deerfield Drive: units 4, 6, 12, and 13.
- 14 Deerfield Drive: units 1, 3, 7, 10, 13, and 16.
- 16 Deerfield Drive: units 3, 7, 8, 9, 13, and 15.

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

1. The maximum rent increase above the guideline because of capital expenditures is 1.15% and 1.35%. This increase is for the following capital expenditures:
 - a. Roof Replacement; and
 - b. Attic, Soffit and Eavestrough Repairs, and
 - c. Balcony Repairs; and
 - d. Furnaces and Hot Water Heaters; and
 - e. Exterior Lighting; and
 - f. Paving and Sink Hole Repairs.
2. Where the Landlord's application requests an increase of 1.31%, the maximum increase above the guideline for these units is 1.15%. This increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 1.54%, the maximum increase above the guideline for these units is 1.35%. This increase is to be taken in the first year.
4. The weighted useful life for the capital expenditures is as specified on Schedule 3.
5. The first effective date of the rent increase above the guideline is October 1, 2024.
6. The Landlord or Tenants shall reconcile accounts within 120 days of this order.

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 29, 2026

Date Issued

Sumathi Dhanapal

Sumathi Dhanapal

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:

6 Deerfield Drive, Nepean, Ontario, K2G 3R6

1	7	12
5	10	13
6	11	

8 Deerfield Drive, Nepean, Ontario, K2G 3R6

2	5	10
3	7	12
4	9	15

10 Deerfield Drive, Nepean, Ontario, K2G 3R6

1	7	13
2	8	14
4	9	15
5	12	

12 Deerfield Drive, Nepean, Ontario, K2G 3R6

1	7	14
2	8	15
3	9	16
5	10	

14 Deerfield Drive, Nepean, Ontario, K2G 3R6

2	8	15
4	9	17
5	11	18
6	14	

16 Deerfield Drive, Nepean, Ontario, K2G 3R6

1	6	14
4	10	16
5	11	

Schedule 2 - Tenants who are Affected by this Order:

Abhimanyu, Abhimanyu	Katyal, Maanish	Peard, Amber
Ali, Kadra	Kaur, Harmanpreet	Ramirez, Erick Menjivar
Andrews, Jessica	Kaur, Ramandeep	Remy, Ian
Arce, Audie	Kaur, Satinder	Renaud, Zac
Barrometro, Daryl	Kekhia, Khaled	Saini, Aman
Bavikar, Omkar	Kekhia, Mohamed	Saroj, Shivamkumar
Behnck, Diego	King, Jeanne	Schimek, Emery
Behnck, Martha Cabral Da Silva	Koehler, Breigha	Shah, Jinang
Blackburn, Todd	Lagda, Iric	Shah, Mit
Breedon, Tyler	Langille, Paul	Shah, Paswa
Cartwright, John	Lawson, Adam	Shire, Haley
Chaudhary, Pranav	Leslie, Ian	Sidhu, Simranjit
Chaudhary, Soham	Leslie, Victoria	Singh, Amritpal
Choudhary, Vikash	Luck, Emily	Singh, Gagandeep
Daley, Alford James	Ma, Dini	Singh, Harpreet
Dodds, Nichola	MacGregor, Leah	Singh, Sahil
El Siblani, Karim	MacGregor, Logan	Singh, Simranjeet
Francis, Michael	Manjeep, Manjeep	Solanki, Dhvani
Gallant, Ryan	Mansoor, Ahmed Fahim	Stuart, Samantha
Gandhi, Harsh	Mansoor, Mohammad Harif	Tampon, Jennifer Lagda
Gill, Annie	Mansoor, Shabana	Trahan, Sydney
Gilmore, Kim	McAleese, Kenneth	Traynor, Michael
Goel, Abhi	Meilleur, Dillon	Traynot, Louise
Gupta, Nitin	Mina, Mark	Upstone, Shea
Gupta, Vaibhavi	Mitchell, Hayley	Walia, Kiran
Hardinge, Michael	Monika, Monika	Watson, Shannon
Horan, James	Mu, Qian	Young, Alexander
Jackson, Delaney	Naylor, Marguerite	Yusof, Hersi
Jagrit, Jagrit	Patel, Dhruv	Zaki, Mohamed
James-Remy, Kizzy	Patel, Taxaykumar	Zangla, Asta
Johnston, Alexander	Patel, Tejaskumar	Zeng, Jiayang
Johnston, Liam	Patel, Vaishali	

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is October 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 October 1, 2024 to September 30, 2025			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1, 6 Deerfield Drive	1.35%	1.35%	15	1.35%
5, 6 Deerfield Drive	1.35%	1.35%	15	1.35%
6, 6 Deerfield Drive	1.35%	1.35%	15	1.35%
7, 6 Deerfield Drive	1.35%	1.35%	15	1.35%
10, 6 Deerfield Drive	1.35%	1.35%	15	1.35%
11, 6 Deerfield Drive	1.35%	1.35%	15	1.35%
12, 6 Deerfield Drive	1.35%	1.35%	15	1.35%
13, 6 Deerfield Drive	1.35%	1.35%	15	1.35%
2, 8 Deerfield Drive	1.35%	1.35%	15	1.35%
3, 8 Deerfield Drive	1.35%	1.35%	15	1.35%
4, 8 Deerfield Drive	1.35%	1.35%	15	1.35%
5, 8 Deerfield Drive	1.15%	1.15%	15	1.15%
7, 8 Deerfield Drive	1.35%	1.35%	15	1.35%
9, 8 Deerfield Drive	1.35%	1.35%	15	1.35%
10, 8 Deerfield Drive	1.35%	1.35%	15	1.35%
12, 8 Deerfield Drive	1.35%	1.35%	15	1.35%
15, 8 Deerfield Drive	1.35%	1.35%	15	1.35%
1, 10 Deerfield Drive	1.35%	1.35%	15	1.35%
2, 10 Deerfield Drive	1.35%	1.35%	15	1.35%
4, 10 Deerfield Drive	1.35%	1.35%	15	1.35%
5, 10 Deerfield Drive	1.35%	1.35%	15	1.35%
7, 10 Deerfield Drive	1.35%	1.35%	15	1.35%
8, 10 Deerfield Drive	1.35%	1.35%	15	1.35%
9, 10 Deerfield Drive	1.35%	1.35%	15	1.35%
12, 10 Deerfield Drive	1.35%	1.35%	15	1.35%
13, 10 Deerfield Drive	1.35%	1.35%	15	1.35%
14, 10 Deerfield Drive	1.35%	1.35%	15	1.35%

Rental Unit Address Name	Period of October 1, 2024 to September 30, 2025			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
15, 10 Deerfield Drive	1.35%	1.35%	15	1.35%
1, 12 Deerfield Drive	1.35%	1.35%	15	1.35%
2, 12 Deerfield Drive	1.35%	1.35%	15	1.35%
3, 12 Deerfield Drive	1.35%	1.35%	15	1.35%
5, 12 Deerfield Drive	1.35%	1.35%	15	1.35%
7, 12 Deerfield Drive	1.35%	1.35%	15	1.35%
8, 12 Deerfield Drive	1.35%	1.35%	15	1.35%
9, 12 Deerfield Drive	1.35%	1.35%	15	1.35%
10, 12 Deerfield Drive	1.35%	1.35%	15	1.35%
14, 12 Deerfield Drive	1.35%	1.35%	15	1.35%
15, 12 Deerfield Drive	1.35%	1.35%	15	1.35%
16, 12 Deerfield Drive	1.35%	1.35%	15	1.35%
2, 14 Deerfield Drive	1.35%	1.35%	15	1.35%
4, 14 Deerfield Drive	1.35%	1.35%	15	1.35%
5, 14 Deerfield Drive	1.35%	1.35%	15	1.35%
6, 14 Deerfield Drive	1.35%	1.35%	15	1.35%
8, 14 Deerfield Drive	1.35%	1.35%	15	1.35%
9, 14 Deerfield Drive	1.35%	1.35%	15	1.35%
11, 14 Deerfield Drive	1.35%	1.35%	15	1.35%
14, 14 Deerfield Drive	1.35%	1.35%	15	1.35%
15, 14 Deerfield Drive	1.35%	1.35%	15	1.35%
17, 14 Deerfield Drive	1.35%	1.35%	15	1.35%
18, 14 Deerfield Drive	1.35%	1.35%	15	1.35%
1, 16 Deerfield Drive	1.35%	1.35%	15	1.35%
4, 16 Deerfield Drive	1.35%	1.35%	15	1.35%
5, 16 Deerfield Drive	1.35%	1.35%	15	1.35%
6, 16 Deerfield Drive	1.35%	1.35%	15	1.35%
10, 16 Deerfield Drive	1.35%	1.35%	15	1.35%
11, 16 Deerfield Drive	1.35%	1.35%	15	1.35%
14, 16 Deerfield Drive	1.35%	1.35%	15	1.35%
16, 16 Deerfield Drive	1.35%	1.35%	15	1.35%

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.