



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-000422-24

In the matter of: 305 Briarhill Avenue, London, Ontario, N5Y 4V7

Between: Ironwood Capital Inc. Landlord
c/o Norquay Property Management Ltd.

And

Refer to attached Schedule 2 Tenants

Ironwood Capital Inc. c/o Norquay Property Management Ltd. (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 February 24, 2026.

The following parties attended the hearing on behalf Landlord: Mr. Kiel Baker, Landlord representative, Ms. Patty Duwyn, Landlord agent, Ms. Lisa Smith, Landlord agent.

The following Tenants attended the hearing: Unit 36, Andrew John Patterson.

The Certificate of Service filed by the Landlord on January 20, 2026, indicates that some Tenants 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: Ellen Mason, Sam Wootton, Joan Macdonald, Ayla Samson, Justin Jackson, and Valerie Tolfo.

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

1. The maximum allowable increase above the guideline because of capital expenditures is 5.65%. This increase is for the following capital expenditures:
 - a. Siding Replacement.
2. Where the Landlords application request an increase of 5.65%, the maximum increase above the guideline for these units is reduced to 5.60%. This increase to be taken as 3.00% in the first year and 2.60% in the second year.
3. The weighted useful life for the capital expenditures is 25 years.

4. The first effective date of the rent increase above the guideline is April 1, 2024.
5. The reconciliation period is set at 30 days.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 5.60% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken as follows:
 - a. The Landlord may increase the rents charged by 3.00% within the time period of April 1, 2024 to March 31, 2025; and
 - b. The Landlord may increase the rents charged by 2.60% within the time period of April 1, 2025 to March 31, 2026.
3. The percentage increase set out in paragraph 1 may be taken in addition to the annual guideline in effect on the increase date for the unit.
4. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 30 days of the date of this order.

April 15, 2026

Date Issued

Suzy Franklyn

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 3 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:

305 Briarhill Avenue, London, Ontario, N5Y 4V7

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Schedule 2 - Tenants who are Affected by this Order:

Benkel, Thomas
Boissonneault, Chantal
Campbell, Barbara
Caruana, Casandra
Caruana, Donald
Classen, Jamie
Claxton, Karen
Claxton, Richard
Davey, Brad
Gagnon, Monique
Jackson, Joanne
Mason, Jamie
Mcconnell-Geddes, Dorothy
Patterson, Andrew
Patterson, Pam
Rutter-Aulis, Lorrie
Samson, Farrahlea
Samson, Shawn
Smith, Derek
Smith, Jeff
Wilds, Christina

Schedule 3 - 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 (as set out in this order).

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 (as set out in this order).

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.