



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-077923-24

In the matter of: 1 to 98 Greynam Court, Ottawa, ON K2G5T1

Between: Minto Multi-Res Inc 1, LP Landlord

and

Refer to attached Schedule 2 Tenants

Minto Multi-Res Inc 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 April 7, 2026.

The following parties attended the hearing: David Lyman, Lawyer, legal representative of the Landlord; Samantha Bush, Property Manager, agent of the Landlord; Jama Idriss Dirieh (Tenant of unit 74); and Arynah Bayrli (Tenant of unit 92).

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: 33 and 80.

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

1. The maximum rent increase above the guideline because of capital expenditures is 0.90%. This increase is for the following capital expenditures:
 - a. Cladding Repairs;
 - b. Foundation and Column Footing Repairs;
 - c. Garage Doors;
 - d. Front Door Replacement;
 - e. Dryer Cap Vent Hoods
 - f. Asphalt Repairs; and
 - g. Replace Light Post Tops.
2. Where the Landlord's application requests an increase of 1.01%, the maximum increase above the guideline for these units is 0.90%. This increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 1.00%, the maximum increase above the guideline for these units is 0.89%. This increase is to be taken in the first year.

4. Where the Landlord's application requests an increase of 0.44%, the maximum increase above the guideline for these units is 0.39%. This increase is to be taken in the first year.
5. Where the Landlord's application requests an increase of 0.25%, the maximum increase above the guideline for these units is 0.22%. This increase is to be taken in the first year.
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 January 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 90 days of the date of this order.

June 1, 2026

Date Issued

Joanne Lolato

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 2.50%.

Schedule 1 - Units affected by this Order:**Greynam Court, Ottawa, Ontario, K2G 5S8**

2	10
4	12
6	14
8	16

Greynam Court, Ottawa, Ontario, K2G 5S9

18	26	36
20	28	38
22	30	40
23	32	42
24	34	44

Greynam Court, Ottawa, Ontario, K2G 5T1

1	9	17
3	11	19
5	13	21
7	15	

Greynam Court, Ottawa, Ontario, K2G 5T2

46	54
48	58
50	60
52	

Greynam Court, Ottawa, Ontario, K2G 5T3

62	72	84
64	74	86
66	76	88
68	78	90
70	82	

Greynam Court, Ottawa, Ontario, K2G 5T4

25	37	92
27	39	94
29	41	96
31	43	98
35	45	

Schedule 2 - Tenants who are Affected by this Order:

Adams, Stephanie
 AlAli, Mohamad
 Alali, Qasem
 Alhariri, Ali
 Alhrake, Mohammad
 Almajareh, Yaseen
 Alomar, Muna
 Anderson, Samantha
 Andrews, Robert
 Astudillo, Juan
 Barakat, Omar
 Barrett, Line
 Barrett, Pierre
 Bayirli, Mustafa
 Bayrli, Amynah
 Biju Jacob, Ben
 Boudrias, Roxy
 Bourdeault, Samantha
 Bowers, Dale
 Bozkurt, Gokhan
 Chapman, Kyley
 Collins, Mitchell
 Davis, Alaina
 Delcarmen Garcia, Brenda
 Dhaif, Nadya
 Duverseau, Marc Henry
 E. Lovis, Louise
 Eindiguer, Debra
 Elmi, Fowzia
 Francoeur, Kimberly
 Graham, Kelly

Guirguis, Adel
 Hanna, Manal
 Higginson, Bruce
 Houri, Asmaa
 Houweling, Peter
 Idriss Dirieh, Jama
 Jaber, Manal
 Jain, Saloni
 Kalala, Harriette
 Kawesa, Nather
 Keenan, Shawn
 Lacombe, Claire
 Lacombe, Joanne
 Lamothe, Daniel
 Laveau, Dan
 Lawton, Anna
 Lloyd, Christopher
 Logigan, Mircea
 Logigan, Svetlana
 Mansoor, Saleha
 Martin, Richard
 McDougall, Robert
 McElroy, Phillip
 Meunier, Christine
 Mufarreh, Jaber
 Musaed Saleh SAIDAM, Abdo
 Mutua, Anna
 Nakibuuka Miiro, Margaret
 O'Driscoll, Kerri-Lynn
 Osman, Sagal
 Pavelich, James

Payyappilly Elias, Varun
 Pinnock, Jennifer
 Pinnock, Jonathan
 Rajrah, Vaishali
 Rodriguez Vargas, Leidy
 Rowett, Mark
 Rowland, Grant
 Running, Joshua
 Ryan, Paul
 Sabu, Jesvin
 Salem, Souad
 Sauvageau, Judy
 Sharma, Tarun
 Shonuck, Stephen
 Singh, Maninder
 Singh, Virendra
 Tayar, Georges
 Thijeel, Basmah
 Thomas, Rijith
 Tokaj, Fdah
 Tom, Jose
 Tompa, Crystal
 Van Waard, Marjorie
 Vijay, Abhijith
 Wallin, April
 Wannell, Graeme
 Wiedermann, Juergen
 Yusak, John
 Zimmermann, Mark

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is January 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 of January 1, 2025 to December 31, 2025				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1 Greynam Court	0.90%	0.90%	14	0.90%
10 Greynam Court	0.90%	0.90%	14	0.90%
11 Greynam Court	0.90%	0.90%	14	0.90%
12 Greynam Court	0.90%	0.90%	14	0.90%
13 Greynam Court	0.90%	0.90%	14	0.90%
14 Greynam Court	0.90%	0.90%	14	0.90%
15 Greynam Court	0.90%	0.90%	14	0.90%
16 Greynam Court	0.90%	0.90%	14	0.90%
17 Greynam Court	0.90%	0.90%	14	0.90%
18 Greynam Court	0.90%	0.90%	14	0.90%
19 Greynam Court	0.90%	0.90%	14	0.90%
2 Greynam Court	0.89%	0.89%	14	0.89%
20 Greynam Court	0.90%	0.90%	14	0.90%
21 Greynam Court	0.90%	0.90%	14	0.90%
22 Greynam Court	0.39%	0.39%	16	0.39%
23 Greynam Court	0.90%	0.90%	14	0.90%
24 Greynam Court	0.89%	0.89%	14	0.89%
25 Greynam Court	0.90%	0.90%	14	0.90%
26 Greynam Court	0.90%	0.90%	14	0.90%
27 Greynam Court	0.90%	0.90%	14	0.90%
28 Greynam Court	0.90%	0.90%	14	0.90%
29 Greynam Court	0.90%	0.90%	14	0.90%
3 Greynam Court	0.90%	0.90%	14	0.90%
30 Greynam Court	0.90%	0.90%	14	0.90%
31 Greynam Court	0.22%	0.22%	16	0.22%
32 Greynam Court	0.90%	0.90%	14	0.90%
34 Greynam Court	0.89%	0.89%	14	0.89%
35 Greynam Court	0.39%	0.39%	16	0.39%
36 Greynam Court	0.90%	0.90%	14	0.90%
37 Greynam Court	0.90%	0.90%	14	0.90%
38 Greynam Court	0.90%	0.90%	14	0.90%
39 Greynam Court	0.90%	0.90%	14	0.90%
4 Greynam Court	0.90%	0.90%	14	0.90%

For the period of January 1, 2025 to December 31, 2025				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
40 Greynam Court	0.90%	0.90%	14	0.90%
41 Greynam Court	0.90%	0.90%	14	0.90%
42 Greynam Court	0.90%	0.90%	14	0.90%
43 Greynam Court	0.89%	0.89%	14	0.89%
44 Greynam Court	0.90%	0.90%	14	0.90%
45 Greynam Court	0.90%	0.90%	14	0.90%
46 Greynam Court	0.90%	0.90%	14	0.90%
48 Greynam Court	0.90%	0.90%	14	0.90%
5 Greynam Court	0.90%	0.90%	14	0.90%
50 Greynam Court	0.90%	0.90%	14	0.90%
52 Greynam Court	0.90%	0.90%	14	0.90%
54 Greynam Court	0.90%	0.90%	14	0.90%
58 Greynam Court	0.90%	0.90%	14	0.90%
6 Greynam Court	0.90%	0.90%	14	0.90%
60 Greynam Court	0.90%	0.90%	14	0.90%
62 Greynam Court	0.90%	0.90%	14	0.90%
64 Greynam Court	0.90%	0.90%	14	0.90%
66 Greynam Court	0.90%	0.90%	14	0.90%
68 Greynam Court	0.90%	0.90%	14	0.90%
7 Greynam Court	0.90%	0.90%	14	0.90%
70 Greynam Court	0.90%	0.90%	14	0.90%
72 Greynam Court	0.90%	0.90%	14	0.90%
74 Greynam Court	0.90%	0.90%	14	0.90%
76 Greynam Court	0.90%	0.90%	14	0.90%
78 Greynam Court	0.90%	0.90%	14	0.90%
8 Greynam Court	0.90%	0.90%	14	0.90%
82 Greynam Court	0.90%	0.90%	14	0.90%
84 Greynam Court	0.89%	0.89%	14	0.89%
86 Greynam Court	0.90%	0.90%	14	0.90%
88 Greynam Court	0.90%	0.90%	14	0.90%
9 Greynam Court	0.90%	0.90%	14	0.90%
90 Greynam Court	0.90%	0.90%	14	0.90%
92 Greynam Court	0.90%	0.90%	14	0.90%
94 Greynam Court	0.90%	0.90%	14	0.90%
96 Greynam Court	0.90%	0.90%	14	0.90%
98 Greynam Court	0.90%	0.90%	14	0.90%

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 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 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.