



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-091130-23

In the matter of: 1025 Canadian Shield Avenue, Kanata, Ontario, K2K 0H3

Between: Killam Properties Inc. Landlord

and

Refer to attached Schedule 2 Tenants

Killam Properties Inc. (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: the Landlord's Representative, Paul Cappa; and the Landlord's Agents, Liz Schreader, Noah Andrea, and Margaret Anderson. Several Tenants also attended the hearing.

The Certificate of Service filed by the Landlord on February 13, 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: Units 106, 207, 208, 215, 416, 517, 603, 604, 609, 610, 614, 904, and PH14.

The Certificate of Service filed by the Landlord on February 13, 2026, indicates that a Tenant listed in the application was not served with the application and notice of hearing. The Board shall therefore amend the application by removing this Tenant as a party. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to Tenant Douglas Demers (Unit 414).

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

Application Amendments:

- 1) The Rental Unit Information has been corrected to reflect the information for this residential complex; and
- 2) Changing the number of units covered by this application from 126 to **125**.

- 3) Changing the useful life from 23 years to **25** years.

Claim for Capital Expenditures:

- 4) The maximum rent increase above the guideline because of capital expenditure is **2.25%**. This increase is for the following capital expenditure:
 - a. Exterior Cladding.
- 5) Where the Landlord's application requests an increase of 2.33%, the maximum increase above the guideline for these units is 2.25%. This increase is to be taken in the first year.
- 6) The weighted useful life for the capital expenditure is 25 years.
- 7) The first effective date of the rent increase above the guideline is March 1, 2024.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 2.25% 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 2.25% within the time period of March 1, 2024 to February 28, 2025.
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 120 days of the date of this order.

June 4, 2026

Date Issued

Denise Hannivan

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 3 for information about the date and amount of the rent reduction.
4. The annual guideline for 2024 is 2.50%, and for 2025 is 2.50%.

Schedule 1 - Units affected by this Order:**1025 Canadian Shield Avenue, Kanata, Ontario, K2K 0H3**

101	404	714
103	405	715
104	406	716
105	407	717
111	408	801
112	409	802
115	411	803
116	412	804
202	414	805
203	415	807
204	417	809
205	501	811
206	502	812
209	503	814
210	504	816
211	507	817
212	509	902
214	511	903
216	512	905
217	514	906
301	515	908
302	516	909
303	602	910
304	606	911
305	607	912
306	608	914
307	611	916
308	612	917
309	615	PH03
310	701	PH04
311	702	PH05
312	704	PH07
314	706	PH08
315	707	PH09
316	708	PH11
401	709	PH12
402	710	
403	711	

Schedule 2 - Tenants who are Affected by this Order:

Allan, Debra
 Allan, Robert
 Alshyoukhi, Nisreen Hussien
 Andrews, David
 Atherton, Michael
 Atherton, Patricia
 Audet, Maurice
 Audette, Nathan
 Bahen, Dolores
 Bahen, Warren
 Balon, IsabelAnn
 Barter, Hanna
 Benson, Kevin
 Bett, Charles
 Bett, Letitia
 Brodeur, Jacques
 Caldareri, Bianca
 Callon, Maureen
 Cameron, John
 Chadwick, Daniel
 Chetreanu, Anatolie
 Chiswell, Norma
 Clark, Donna
 Cobb, Evelyn
 Coligan, Chris
 Conley, Deborah
 Conley, Lloyd
 Cummings, Elfriede
 Cummings, Frank
 Cybulski, Mary
 Cybulski, Thomas
 Dadash-Zadeh, Khosrow
 Davidson, John
 Deck, Daniel
 Demers, Margaret
 Desjardins, Marielle
 Desjardins, Marielle
 Dugas, Gisele
 Dugas, Jean
 Ellsworth, Huong
 Fennell, Judy
 Fenwick, Julie
 Flanders, Benjamin
 Franklin, Betty

Franklin, John
 Gallant, Patrick
 Gani, Peter
 Gao, Yu
 Gaudet, Dani
 Georgy, Amir
 Gibson, Carol
 Gibson, Joanne
 Gorchinski, Grace
 Gorchinski, Ken
 Groleau, Paul
 Hajsaid, Marwan
 Hajsaid, Sarah
 Hall, Beverly
 Halpenny, Diane
 Hammond, Diane
 Harel, Pascal
 Hastie, Magda
 Haworth, Andrew
 Hinderks, Jeffrey
 Hulme, Alexander
 Humeniuk, Phillip
 Jackson, Bruce
 Jenkins, Kevin
 Kahaly, Anand
 Kenopic, Kristen
 Lafreniere, George
 Lafreniere, Marlene
 Laine, Joyce
 Laine, Raymond
 Lalonde, Ginette
 Lalonde, Jacques
 Land, Charlotte
 Lascelles, Nancy
 Lavergne, Ivy
 LeClair, Catherine
 Lee, Adrienne
 Lemay, D'Arcy
 Lesage, Lorraine
 Leven, Stephanie
 Littlejohn, Elliot
 Maroosis, Diane
 Marriage, Paul
 Marriage, Ruth

Mason, Thelma
McEvoy, Kenneth
McTavish, Bradley
McTavish, Rosemary
McWhirter, Lloyd
Milson, Sally
Moquin, Karrie
Murphy, Barbara
Murphy, John
Nickel, Lance
Octaviani, Tina
Oprea, Isabelle
Osgoode, Don
Osgoode, Paula
Oughton, Leanne
Paterson, Susan
Paton, David
Patterson, Spencer
Phillips, Susan
Prado, Anne
Purdy, Barbara
Rabalao, Joshua
Reilly, Jean
Robertson, Céline
Rochon, Jacques
Rogers, Clayton

Ronan, Matthew
Ross, Sheila
Sauve, Christa
Sharma, Vinod
Shiran, Hatef
Shrimpton, Cassandra
Simard, Edward
Simard, Margaret
Simpson, Matthew
Skrypnyk, Sandra
Suites, Ottawa Premiere
Sumi, Shuji (1)
Sumi, Shuji (2)
Suresh, Akshita
Tanabe, Jason
Taylor, Karen
Todd, JeanLillian
Tracy, James
Tuncer, Mehmet
Vens, Edith
Venus, AndrewWesley
White, Tyler
Yapici, Tahir
Yip, Brandon
Zalزالah, Luay

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 March 1, 2024 to February 28, 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 the 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.

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.