



## **Order under Section 126 Residential Tenancies Act, 2006**

**File Number: LTB-L-058147-23**

**In the matter of:** 20 Prince Arthur Avenue, Toronto, Ontario, M5R 1B1

**Between:** Hollyburn Properties Ltd. Landlord

**and**

Refer to attached Schedule 2 Tenants

Hollyburn Properties Ltd. (the 'Landlord') applied to the Landlord and Tenant Board (LTB) 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 (CMH) took place by videoconference on April 1, 2026. The following parties attended the hearing: Landlord Representative Rachel Mazer, Paralegal; and Landlord Agents Allan Wasel, COO; Omar Boland, Property Manager; and Jessica DaSilva, Accountant. The Tenants' Representative Siobhan Rocks, Paralegal, was accompanied by the Tenants of units 4E, 6E, 7D, 10H, 11D, 12F, 15E, 16F, 17D, 17E, and 20C.

The Certificate of Service (COS) filed by the Landlord on February 23, 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: 2B, 3F, 4B, 4D, 4G, 5F, 5G, 5H, 6A, 7A, 10E, 11F, 12B, 14B, 14D, 14I, 17A, 17B, 17F, 18A, 18B, 18H, 20B, 21A, and 21G.

### **At the Case Management Hearing, the parties agreed to the following claims:**

1. The maximum rent increase above the guideline because of capital expenditure is **0.35%**. This negotiated increase is for the following capital expenditures, and reflects the removal of Capital Expenditures #5 (Fire Retrofit) and #6 (Concrete & Sealant Repairs):
  - a. Boiler Replacement;
  - b. Elevator Repair;
  - c. Roof Repair;
  - d. Garbage Enclosure;
  - e. Surveillance System; and
  - f. Gym Mat Flooring.

2. Where the Landlord's application requests an increase of 0.49%, the maximum increase above the guideline for these units is **0.35%**. This increase is to be taken all in the first year.
3. Where the Landlord's application requests an increase of 0.47%, the maximum increase above the guideline for these units is **0.33%**. This increase is to be taken in the first year.
4. The weighted useful life for the capital expenditures is 14 years.
5. The first effective date of the rent increase above the guideline is October 1, 2023.

**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.

**June 5, 2026**

DATE Issued

---

**C. M. Landon**

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 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%, and for 2024 is 2.50%.

**Schedule 1 - Units affected by this Order:****20 Prince Arthur Avenue, Toronto, Ontario, M5R 1B1**

|    |     |     |     |
|----|-----|-----|-----|
| 1B | 7H  | 12H | 19C |
| 1C | 7I  | 12I | 19D |
| 2A | 8A  | 14A | 19E |
| 2C | 8B  | 14C | 19F |
| 2E | 8C  | 14E | 19G |
| 2H | 8D  | 14F | 19H |
| 2I | 8E  | 14G | 19I |
| 3A | 8F  | 14H | 20A |
| 3B | 8G  | 15A | 20C |
| 3C | 8H  | 15B | 20D |
| 3D | 8I  | 15C | 20E |
| 3E | 9A  | 15D | 20F |
| 3G | 9C  | 15E | 20G |
| 3H | 9E  | 15F | 20H |
| 3I | 9F  | 15G | 20I |
| 4E | 9G  | 15I | 21B |
| 4F | 9H  | 16A | 21D |
| 4H | 9I  | 16C | 21E |
| 5A | 10A | 16D | 21F |
| 5B | 10B | 16E | 21H |
| 5C | 10D | 16F | 21I |
| 5D | 10F | 16G | 22A |
| 5E | 10G | 16H | 22B |
| 5I | 10H | 16I | 22C |
| 6B | 10I | 17C | 22D |
| 6C | 11A | 17D | 22E |
| 6D | 11B | 17E | 22F |
| 6E | 11C | 17H | 22H |
| 6F | 11D | 17I | 22I |
| 6H | 11G | 18C | 23B |
| 6I | 11H | 18D | 23C |
| 7B | 11I | 18E | 23G |
| 7C | 12A | 18F | 23H |
| 7D | 12C | 18G | 23I |
| 7E | 12D | 18I |     |
| 7F | 12F | 19A |     |
| 7G | 12G | 19B |     |

**Schedule 2 - Tenants who are Affected by this Order:**

|                       |                        |                        |
|-----------------------|------------------------|------------------------|
| Abbott, Joan          | Cunningham, Andrew S.  | Gruber, Moshe          |
| Abdillahi, Ifrah      | De Moura Barbosa,      | Haddis, Mohammed       |
| Ahmadi, Famararz      | Dinara                 | Haddis, Muna           |
| Al Habib, Mohammed    | Domingos Paiva,        | Hamze, Isabella        |
| Allevato, Ann         | Manuel                 | Hamze, Yasser          |
| Arbeiter Jacobs, Etta | Drakopoulos, Alexandra | Harris, Cheryll        |
| Arbuckle, John        | Drakopoulos, Nikolaos  | Harris, Sarah          |
| Azuara Aguirre, Karen | Dumbrava, Leah         | House, Alexander       |
| Baggs, Amy            | Dunkelman, Rebecca     | Howard, Christine      |
| Baggs, Kirk           | Edward, Lee            | Huang, Xirui           |
| Bahh, Natalie         | Ellis, Brenda          | Hutchingame, Chantal   |
| Baker, Maureen        | Ellis, Charles         | Hutchingame, David     |
| Barroso, Nicolle      | Ellis, Lori            | Hutton, Kristin        |
| Bastidas, Jose        | Ellis, Nichole         | Imtiaz, Shehza         |
| Bauer, Rachel J       | Esmalei, Reza          | Iseman, Lori           |
| Baunsgaard, Tamara    | Esquivel, Ivon         | Iseman, Zane           |
| Beniwal, Divyam       | Evenson, Marilyn M.    | Islami, Aaron          |
| Bhatt, Kriti          | Excell, Roberta        | Jacobs, Elliot         |
| Birla, Ritu           | Fahy, Erin             | Johnson, George        |
| Blackie, Melissa      | Fahy, John             | Johnson, Naomi         |
| Blackie, Vanessa      | Fahy, Shannon          | Johnston, Susan        |
| Blanco, Bonita        | Fazeli, Seyed Hossein  | Kaczmarek, Lucy        |
| Bonham, Mark          | Fazooni, Azar          | Kapelnikov, Anat       |
| Boutmira, Souhail     | Fedecky, Michael       | Kapelnikov, Moshe      |
| Boutmira-lp, Melanie  | Feore, Anna            | Kapelnikov, Yahli Leon |
| Chi Wing              | Feore, Donna           | Kawata, Shinji         |
| Bracciodieta, Erik    | Feore, Thomas          | Kent, Marilyn A.       |
| Bracciodieta, Olga    | Fine, Debra            | Kent, Rickey           |
| Branco, Grace         | Fisher, Colin          | Knights, Jana          |
| Brar, Jaswinder       | Fountain, Sherry       | Knights, Julie         |
| Bruce, Heather        | Franas, David          | Kolb, Elsbeth          |
| Brzyska, Katarzyna    | Gail, Braden           | Kuhnle, Ernst          |
| Bukowski, Denise      | Gail, Lisa             | L., Martinez Jose      |
| Bukowski, Denise      | Ghaemi, Mohammad       | Lamarche, Natalie      |
| Bushnaq, Suad         | Sajjad                 | Lapierre, Hayley       |
| Carabine, Sheila      | Ghazal, Fadi           | Lapierre, Neil         |
| Chartrand, Richard    | Gillespie, Margaret    | Lee, Kayoung           |
| Christian, Alisa      | Gjeiringer, Ricardo    | Leinster, Jim          |
| Cickello, Teresa      | Godfrey, Michael       | Leite, Andre           |
| Corr, Martin          | Gonder, John           | Lesmond, Gayle         |
| Corr, Rodelyn         | Gonzales, Maria-Teresa | Levine, Matthew        |
| Crabtree, Adam        | Goodwin, Andrew        | Levy, David            |
| Crawford, Sasheeka    | Graf, Andrea           | Li, Haoran             |
| Crossman, Tom         | Greene, Andrew         | Loeliger, Erica        |

Loeliger, Jacqueline  
 Loeliger, Jennifer  
 Lumpp, Anja  
 Macri, Kristin  
 Madigan, Margaret  
 Mangat, Daisy  
 Manya, George  
 Mao, Rui  
 Mccallion, Erica  
 McGarry, John  
 Meloche, Margaret  
 Metcalfe, Robert  
 Misiak, Ryan  
 Mngola, Jovan  
 Mohseni Taromsari,  
     Sara  
 Moreau, Andre  
 Mueller, Gerlinde  
 Musabelliu, Erion  
 Musabelliu, Gladiola  
 Muursepp, Peeter  
 Nassar, Waleed  
 Nawaz, Rohail  
 Nitescu, Mihaela  
 Norouzi, Masoud  
 Norris, Paul  
 Omer, Mohamed  
 Parks, Carrie  
 Pathak, Rashmi  
 Pessoa, Christianna  
 Pickave, Fabienne L.  
     Michelet  
 Pickave, Martin  
 Pinto, Samuel

Proctor, Daniel  
 Quinn-Smith, Olivia  
 Rawlings, Donald  
 Ready, Cint  
 Rebick, Judy  
 Reslan, Darla  
 Richardson, Margaret  
 Rieff, Michele  
 Robertson, Forbes  
 Rocco, David  
 Rocco, Nina  
 Roth, Jonathan  
 Roth, Shlomo  
 Sallmen, John  
 Sallmen, Judy  
 Satur, Alanna  
 Scott, Cameron  
 Scrutton, Katherine  
 Sean, Torrie  
 Shafiq, Tahmeed  
 Shafiq, Tajwaar  
 Shah, Zubin  
 Sharma, Nishtha  
 Sheikholeslam Zadeh,  
     Nahal  
 Shih, Matthew  
 Shykofsky, Mark  
 Siddall, Hugh  
 Sika, Natacha  
 Simor, Rachel J  
 Simpson, Andrew  
 Singla, Nipun  
 Singla, Nishtha  
 Sobot, Connie

Sobot, Stephen  
 Sparks, Sevda  
 Stebbing, Jackelyn  
 Stevens, Clive  
 Strino, Beatriz  
 Strino, Carlos Alberto  
 Sun, Jingyi  
 Sutherland, Bryan  
 Swarup, Samiha  
 Tabrizi, Armin  
 Tchilinguirova, Karolina  
 Thoener, Otto  
 Tom, Millie  
 Toyich, Boyanna  
 Toyich-Skeres, Lilian  
 Turnbull, Bryn  
 Turnbull, Douglas  
 Varghese, Philip  
 Veugelers, Bruce  
 Von Richthofen, Carmen  
 Vorvis, Francesca  
 Wang, Yuchen  
 Wasniewski, Jaswinder  
 Watt, Jennifer  
 Watt-Hill, Emma  
 Weekes, Barbara  
 Willey, Peter  
 Williams, Bodine  
 Wirth, Jessica  
 Worrall, Avery  
 Wu, Ming  
 Xie, Yongzhen  
 Zaki, Rania

**Schedule 3 - Ordered Rent Increase Above the Guideline****First Effective Date of Rent Increase in this Order is October 1, 2023**

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.

|                             | <b>For the Period of<br/>October 1, 2023 to<br/>September 30, 2024</b> |                                                    |                                 |                                |
|-----------------------------|------------------------------------------------------------------------|----------------------------------------------------|---------------------------------|--------------------------------|
| <b>Rental Unit Address</b>  | <b>% inc for<br/>Cap Exp<br/>(Max 3%)</b>                              | <b>Total Increase<br/>(Excludes<br/>Guideline)</b> | <b>Weighted<br/>Useful Life</b> | <b>Total % for<br/>Cap Exp</b> |
| 1B, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 1C, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 2A, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 2C, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 2E, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 2H, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 2I, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 3A, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 3B, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 3C, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 3D, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 3E, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 3G, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 3H, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 3I, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 4E, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 4F, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 4H, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 5A, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 5B, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 5C, 20 Prince Arthur Avenue | 0.33%                                                                  | 0.33%                                              | 14                              | 0.33%                          |
| 5D, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 5E, 20 Prince Arthur Avenue | 0.33%                                                                  | 0.33%                                              | 14                              | 0.33%                          |
| 5I, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 6B, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 6C, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |
| 6D, 20 Prince Arthur Avenue | 0.35%                                                                  | 0.35%                                              | 14                              | 0.35%                          |

|                              | For the Period of<br>October 1, 2023 to<br>September 30, 2024 |                                           |                         |                        |
|------------------------------|---------------------------------------------------------------|-------------------------------------------|-------------------------|------------------------|
| Rental Unit Address          | % inc for<br>Cap Exp<br>(Max 3%)                              | Total Increase<br>(Excludes<br>Guideline) | Weighted<br>Useful Life | Total % for<br>Cap Exp |
| 6E, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 6F, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 6H, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 6I, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 7B, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 7C, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 7D, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 7E, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 7F, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 7G, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 7H, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 7I, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 8A, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 8B, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 8C, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 8D, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 8E, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 8F, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 8G, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 8H, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 8I, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 9A, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 9C, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 9E, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 9F, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 9G, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 9H, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 9I, 20 Prince Arthur Avenue  | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 10A, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 10B, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 10D, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 10F, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 10G, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 10H, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 10I, 20 Prince Arthur Avenue | 0.33%                                                         | 0.33%                                     | 14                      | 0.33%                  |

|                              | For the Period of<br>October 1, 2023 to<br>September 30, 2024 |                                           |                         |                        |
|------------------------------|---------------------------------------------------------------|-------------------------------------------|-------------------------|------------------------|
| Rental Unit Address          | % inc for<br>Cap Exp<br>(Max 3%)                              | Total Increase<br>(Excludes<br>Guideline) | Weighted<br>Useful Life | Total % for<br>Cap Exp |
| 11A, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 11B, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 11C, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 11D, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 11G, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 11H, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 11I, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 12A, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 12C, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 12D, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 12F, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 12G, 20 Prince Arthur Avenue | 0.33%                                                         | 0.33%                                     | 14                      | 0.33%                  |
| 12H, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 12I, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 14A, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 14C, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 14E, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 14F, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 14G, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 14H, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 15A, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 15B, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 15C, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 15D, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 15E, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 15F, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 15G, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 15I, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 16A, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 16C, 20 Prince Arthur Avenue | 0.33%                                                         | 0.33%                                     | 14                      | 0.33%                  |
| 16D, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 16E, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 16F, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 16G, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 16H, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |

|                              | For the Period of<br>October 1, 2023 to<br>September 30, 2024 |                                           |                         |                        |
|------------------------------|---------------------------------------------------------------|-------------------------------------------|-------------------------|------------------------|
| Rental Unit Address          | % inc for<br>Cap Exp<br>(Max 3%)                              | Total Increase<br>(Excludes<br>Guideline) | Weighted<br>Useful Life | Total % for<br>Cap Exp |
| 16I, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 17C, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 17D, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 17E, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 17H, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 17I, 20 Prince Arthur Avenue | 0.33%                                                         | 0.33%                                     | 14                      | 0.33%                  |
| 18C, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 18D, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 18E, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 18F, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 18G, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 18I, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 19A, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 19B, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 19C, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 19D, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 19E, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 19F, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 19G, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 19H, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 19I, 20 Prince Arthur Avenue | 0.33%                                                         | 0.33%                                     | 14                      | 0.33%                  |
| 20A, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 20C, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 20D, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 20E, 20 Prince Arthur Avenue | 0.33%                                                         | 0.33%                                     | 14                      | 0.33%                  |
| 20F, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 20G, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 20H, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 20I, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 21B, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 21D, 20 Prince Arthur Avenue | 0.33%                                                         | 0.33%                                     | 14                      | 0.33%                  |
| 21E, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 21F, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 21H, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 21I, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |

|                              | For the Period of<br>October 1, 2023 to<br>September 30, 2024 |                                           |                         |                        |
|------------------------------|---------------------------------------------------------------|-------------------------------------------|-------------------------|------------------------|
| Rental Unit Address          | % inc for<br>Cap Exp<br>(Max 3%)                              | Total Increase<br>(Excludes<br>Guideline) | Weighted<br>Useful Life | Total % for<br>Cap Exp |
| 22A, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 22B, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 22C, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 22D, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 22E, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 22F, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 22H, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 22I, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 23B, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 23C, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 23G, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 23H, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |
| 23I, 20 Prince Arthur Avenue | 0.35%                                                         | 0.35%                                     | 14                      | 0.35%                  |

## **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 of October 1, 2023, to September 30, 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 of October 1, 2023, to September 30, 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.