



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-070553-25

In the matter of: 974 Colborne Street East, Brantford, Ontario, N3S 3T4

Between: Orest Prociw o/a Bowview Apartments Landlord

and

Refer to attached Schedule 2 Tenants

Orest Prociw o/a Bowview Apartments (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 15, 2026.

The following parties attended the hearing: the Landlord; the Landlord's Representative, Mahdi Alshami; the Landlord's Supporter, Ann Szyptur; and the Tenant from Unit #406.

The Certificate of Service filed by the Landlord on March 10, 2026, indicates that all rental units listed in the application were served with the application and notice of hearing.

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

1. The maximum rent increase above the guideline because of capital expenditures is **3.71%**. This increase is for the following capital expenditures:
 - a. EIFS Exterior Insulation and Finish System and Exterior Repairs; and
 - b. Additional Exterior Security Lighting.
2. The maximum increase above the guideline is 3.71%, as claimed in the Landlord's application. This increase is to be taken as follows: 3.00% in the first year; and 0.71% 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 January 1, 2026.

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 60 days of the date of this order.

June 10, 2026

Date Issued

Janice Campbell

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 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 2026 is 2.10%. On or before August 31st of each year, the government will announce the guideline for the following year.

Schedule 1 - Units affected by this Order:

974 Colborne Street East, Brantford, Ontario, N3S 3T4

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Schedule 2 - Tenants who are Affected by this Order:

Acebes, Sean	Moxon, Suzanne
Ashall, Ernie	Mulligan, Hilda
Ashall, Joyce	Munro, Justin
Bastarache, Lucienne	Narjes, Helen
Bastarache, Rowland	Neveau, Margaret
Bertland, Cathy	Nichols, Dave
Brannan-Pennisi, Caroline	Nichols, Kathy
Campbell, Norma	Orendorff, Aileen
Cook, Alexander	Orendorff, Robert
Giles, Robert	Ouellet, Robert
Giles, Sharon	Perkins, Connie
Guia-Pereira, Gilbert	Reansbury, Karen
Hedden, Earl	Signatovich, Aaron
Hedden, Janet	Signatovich, Jill
Iacono, Linda	Stephenson, Janet
Jamison, Bill	Stephenson, John
Jamison, Janice	Tarrant, Darle
Jerome, Pat	Tarrant, Janice
Kilmartin, Norah	Thibeau, Carol
King, Noreen	Trevenna, Cindy
Leach, Linda	Trevenna, Darryl
Leach, Wayne	Vlieger, John
Leegstra, Robert	Vlieger, Rena
Lu, Etheline	Webb, Trevor
Mchutchion, Ivan	Wells, Leanne
Mitchell, Kim	Wells, Lynnda
Mountjoy, Heather	Wells, Richard
Moxon, Richard	

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is January 1, 2026**

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, 2026 to December 31, 2026		For the period of January 1, 2027 to December 31, 2027			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
101, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
102, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
103, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
104, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
106, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
201, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
202, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
203, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
204, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
205, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
206, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
207, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
301, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
302, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
303, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
304, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
305, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%

	For the period of January 1, 2026 to December 31, 2026		For the period of January 1, 2027 to December 31, 2027			
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
306, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
307, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
401, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
402, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
403, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
404, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
405, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
406, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
407, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
501, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
502, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
503, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
504, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
505, 974 Colborne Street East	0.00%	0.00%	0.00%	0.00%	0	0.00%
507, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
601, 974 Colborne Street East	0.00%	0.00%	0.00%	0.00%	0	0.00%
602, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
603, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
604, 974 Colborne Street East	0.00%	0.00%	0.00%	0.00%	0	0.00%
605, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
606, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%
607, 974 Colborne Street East	3.00%	3.00%	0.71%	0.71%	25	3.71%

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 January 1, 2026 to December 31, 2026, 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 January 1, 2026 to December 31, 2026, 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.