



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

**File Number:** LTB-L-085704-25

**In the matter of:** 145 – 191 Ravenwood Avenue, Thunder Bay, ON P7B 4H9

**Between:** Poli Fiberglass Industries (Thunder Bay) Ltd Landlord  
o/a Poli Rentals

**And**

Refer to attached Schedule 2 Tenants

Poli Fiberglass Industries (Thunder Bay) Ltd o/a Poli Rentals (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 21, 2026.

The following parties attended the hearing: Darien Savitsky – Landlord Agent; Beth Mousseau – Tenant; and Connie Innard – Tenant.

The Certificate of Service filed by the Landlord on March 19, 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 an extraordinary increase in the cost for municipal taxes and charges is 0.33%. This increase is to be taken in the first year.
2. The maximum rent increase above the guideline because of capital expenditures is 8.58%. This increase is for the following capital expenditures:
  - a. Replaced sidewalks and curbing with concrete;
  - b. Replaced asphalt in parking lot;
  - c. Water main replacement; and
  - d. Downspouts and eavestroughs.

3. Where the Landlord's application requests an increase of 8.58%, the maximum increase above the guideline for these units remains at 8.58%. This increase is to be taken as follows: 2.58% in the first year; 3.00% in the second year; and 3.00% in the third year.
4. Where the Landlord's application requests an increase of 6.45%, the maximum increase above the guideline for these units remains at 6.45%. This increase is to be taken as follows: 2.58% in the first year; 3.00% in the second year; and 0.87% in the third year.
5. Where the Landlord's application requests an increase of 6.00%, the maximum increase above the guideline for these units remains at 6.00%. This increase is to be taken as follows: 2.58% in the first year; 3% in the second year; and 0.42% in the third year.
6. The weighted useful life for the capital expenditures is set out in Schedule 3.
7. 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 90 days of the date of this order.

**June 11, 2026**  
**Date Issued**

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Angela McLaughlin  
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 4 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:**

145 Ravenwood Avenue, Thunder Bay, Ontario, P7B 4H9  
147 Ravenwood Avenue, Thunder Bay, Ontario, P7B 4H9  
151 Ravenwood Avenue, Thunder Bay, Ontario, P7B 4H9  
153 Ravenwood Avenue, Thunder Bay, Ontario, P7B 4H9  
155 Ravenwood Avenue, Thunder Bay, Ontario, P7B 4H9  
157 Ravenwood Avenue, Thunder Bay, Ontario, P7B 4H9  
159 Ravenwood Avenue, Thunder Bay, Ontario, P7B 4H9  
161 Ravenwood Avenue, Thunder Bay, Ontario, P7B 4H9  
163 Ravenwood Avenue, Thunder Bay, Ontario, P7B 4H9  
165 Ravenwood Avenue, Thunder Bay, Ontario, P7B 4H9  
167 Ravenwood Avenue, Thunder Bay, Ontario, P7B 4H9  
169 Ravenwood Avenue, Thunder Bay, Ontario, P7B 4H9  
173 Ravenwood Avenue, Thunder Bay, Ontario, P7B 4H9  
175 Ravenwood Avenue, Thunder Bay, Ontario, P7B 4H9  
177 Ravenwood Avenue, Thunder Bay, Ontario, P7B 4H9  
179 Ravenwood Avenue, Thunder Bay, Ontario, P7B 4H9  
181 Ravenwood Avenue, Thunder Bay, Ontario, P7B 4H9  
183 Ravenwood Avenue, Thunder Bay, Ontario, P7B 4H9  
185 Ravenwood Avenue, Thunder Bay, Ontario, P7B 4H9  
187 Ravenwood Avenue, Thunder Bay, Ontario, P7B 4H9  
189 Ravenwood Avenue, Thunder Bay, Ontario, P7B 4H9  
191 Ravenwood Avenue, Thunder Bay, Ontario, P7B 4H9

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

Badrinath, Kailash  
Bagunas, Maureen  
Caron, Tara  
Chang, Ming  
Contreras, Jason  
Contreras, Pamela  
Davis, Brayden  
Dingle, Leah  
Ebuenga, Jose Rico Doyog  
Espidol, Malvin  
Espidol, Maria Teresa  
Ferguson, Lyra  
Gebrab, Tesfu  
Ghaedibardeh, Maral  
Golphy, Bill  
Golphy, Lee Anne  
Hossini, Samira  
Innard, Connie  
Jiang, Bowen  
Kazi, Mahir Ashhab  
Khajavian, Neda  
Lyons, Earl  
Lyons, Kelly  
McFillin, Lori  
McGovern, Beverly  
Molly, Jodie Lee  
Mousseau, Beth  
Mousseau, Kelly  
Ni, Ruichen  
Ouellet, Elsie  
Ouellet, Shaun  
Rahman, Hasan  
Ren, Jun Sheng  
Rutkowski, Brandon  
Tejpal, Amit  
Verma, Nidhi  
Verma, Samriti  
Waswa, Jayne  
Zhao, Xiwen

**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.

| Rental Unit Address Name | Period of January 1, 2026 to December 31, 2026 |                            |                                     | Period of January 1, 2027 to December 31, 2027 |                                     | Period of January 1, 2028 to December 31, 2028 |                                     |                      |                     |
|--------------------------|------------------------------------------------|----------------------------|-------------------------------------|------------------------------------------------|-------------------------------------|------------------------------------------------|-------------------------------------|----------------------|---------------------|
|                          | % inc for Taxes                                | % inc for Cap Exp (Max 3%) | Total Increase (Excludes Guideline) | % 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 |
| 145 Ravenwood Avenue     | 0.33%                                          | 2.58%                      | 3.33%                               | 3.00%                                          | 3.00%                               | 3.00%                                          | 3.00%                               | 15                   | 6.00%               |
| 147 Ravenwood Avenue     | 0.33%                                          | 2.58%                      | 3.33%                               | 3.00%                                          | 3.00%                               | 3.00%                                          | 3.00%                               | 15                   | 6.00%               |
| 151 Ravenwood Avenue     | 0.33%                                          | 2.58%                      | 3.33%                               | 3.00%                                          | 3.00%                               | 3.00%                                          | 3.00%                               | 15                   | 6.00%               |
| 153 Ravenwood Avenue     | 0.33%                                          | 2.58%                      | 2.91%                               | 3.00%                                          | 3.00%                               | 3.00%                                          | 3.00%                               | 16                   | 8.58%               |
| 155 Ravenwood Avenue     | 0.33%                                          | 2.58%                      | 2.91%                               | 3.00%                                          | 3.00%                               | 3.00%                                          | 3.00%                               | 16                   | 8.58%               |
| 157 Ravenwood Avenue     | 0.33%                                          | 2.58%                      | 2.91%                               | 3.00%                                          | 3.00%                               | 3.00%                                          | 3.00%                               | 16                   | 8.58%               |
| 159 Ravenwood Avenue     | 0.33%                                          | 2.58%                      | 2.91%                               | 3.00%                                          | 3.00%                               | 3.00%                                          | 3.00%                               | 16                   | 8.58%               |
| 161 Ravenwood Avenue     | 0.33%                                          | 2.58%                      | 2.91%                               | 3.00%                                          | 3.00%                               | 0.87%                                          | 0.87%                               | 15                   | 6.45%               |
| 163 Ravenwood Avenue     | 0.33%                                          | 2.58%                      | 2.91%                               | 3.00%                                          | 3.00%                               | 0.87%                                          | 0.87%                               | 15                   | 6.45%               |
| 165 Ravenwood Avenue     | 0.33%                                          | 2.58%                      | 2.91%                               | 3.00%                                          | 3.00%                               | 0.87%                                          | 0.87%                               | 15                   | 6.45%               |
| 167 Ravenwood Avenue     | 0.33%                                          | 2.58%                      | 2.91%                               | 3.00%                                          | 3.00%                               | 0.87%                                          | 0.87%                               | 15                   | 6.45%               |
| 169 Ravenwood Avenue     | 0.33%                                          | 2.58%                      | 2.91%                               | 3.00%                                          | 3.00%                               | 0.42%                                          | 0.42%                               | 15                   | 6.00%               |
| 173 Ravenwood Avenue     | 0.33%                                          | 2.58%                      | 2.91%                               | 3.00%                                          | 3.00%                               | 0.42%                                          | 0.42%                               | 15                   | 6.00%               |
| 175 Ravenwood Avenue     | 0.33%                                          | 2.58%                      | 2.91%                               | 3.00%                                          | 3.00%                               | 0.42%                                          | 0.42%                               | 15                   | 6.00%               |
| 177 Ravenwood Avenue     | 0.33%                                          | 2.58%                      | 2.91%                               | 3.00%                                          | 3.00%                               | 0.42%                                          | 0.42%                               | 15                   | 6.00%               |
| 179 Ravenwood Avenue     | 0.33%                                          | 2.58%                      | 2.91%                               | 3.00%                                          | 3.00%                               | 0.42%                                          | 0.42%                               | 15                   | 6.00%               |
| 181 Ravenwood Avenue     | 0.33%                                          | 2.58%                      | 2.91%                               | 3.00%                                          | 3.00%                               | 0.42%                                          | 0.42%                               | 15                   | 6.00%               |
| 183 Ravenwood Avenue     | 0.33%                                          | 2.58%                      | 2.91%                               | 3.00%                                          | 3.00%                               | 0.42%                                          | 0.42%                               | 15                   | 6.00%               |
| 185 Ravenwood Avenue     | 0.33%                                          | 2.58%                      | 2.91%                               | 3.00%                                          | 3.00%                               | 0.42%                                          | 0.42%                               | 15                   | 6.00%               |
| 187 Ravenwood Avenue     | 0.33%                                          | 2.58%                      | 2.91%                               | 3.00%                                          | 3.00%                               | 0.42%                                          | 0.42%                               | 15                   | 6.00%               |
| 189 Ravenwood Avenue     | 0.33%                                          | 2.58%                      | 2.91%                               | 3.00%                                          | 3.00%                               | 0.42%                                          | 0.42%                               | 15                   | 6.00%               |
| 191 Ravenwood Avenue     | 0.33%                                          | 2.58%                      | 2.91%                               | 3.00%                                          | 3.00%                               | 0.42%                                          | 0.42%                               | 15                   | 6.00%               |

## **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 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 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.