



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-024762-24

In the matter of: 181 Queen Mary Road, Kingston, Ontario, K7M 2B1

Between: GF II Queen Mary & Runnymede Ltd. Landlord

And

Refer to attached Schedule 2 Tenants

GF II Queen Mary & Runnymede Ltd. (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 20, 2026.

The following parties attended the hearing, the Landlord's Representative, Patty Duwyn, Landlord's agents Ashley Archer, Gaurav Jagtap, William Wang and Leornado Moreno, and several Tenants attended, Rene Dodds (unit 104), Elaine Crowley (unit 105), Margariet Alkenbrack (unit 108), Carolyn Hamilton-Kuby (unit 112), Stephen Gregg (unit 122), Bradley Jonathan (unit 132) and Nicular Dyer (unit 220).

The Certificate of Service filed by the Landlord on March 11, 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 127, 130, 215, 224, 225, 230 and 234.

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

1. The maximum rent increase above the guideline because of capital expenditure is 3.5%. This increase is for the capital expenditure of roof replacement.
2. Where the Landlord's application requests an increase of 3.63% the maximum increase above the guideline for these units is **3.50%**. This increase is to be taken as follows: 3.00% in the first year; and 0.50% in the second year.

3. The Landlord will calculate the rent increases as a result of this Order to maintain the lawful rent base amounts, however any payments that the Tenants owe for rent arrears will be waived by the Landlord for the period of July 1, 2024, up to and including April 30, 2026.
4. The weighted useful life for the capital expenditures is 15 years.
5. The first effective date of the rent increase above the guideline is **July 1, 2024**.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by **3.50%** for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 may be taken as follows:
 - a. The Landlord may increase the rents charged by 3.00% within the time period of July 1, 2024, to May 31, 2025; and
 - b. The Landlord may increase the rents charged by 0.50% within the time period of July 1, 2025, to May 31, 2026.
3. The percentage increase set out in paragraph 1 are in addition to the annual guideline in effect on the increase date for the unit.
4. The Landlord shall waive all retro-active payments owed for above-guideline rent increase amounts owed by the Tenants pursuant to paragraph 2 for the period of July 1, 2024, to April 30, 2026.
5. 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 15, 2026
Date Issued

Pauline Brewster

Pauline Brewster
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 1-888-33234.

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 3 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:

181 Queen Mary Road, Kingston, Ontario, K7M 2B1

103	134
104	202
105	203
106	204
107	205
108	207
110	208
112	209
113	210
114	212
115	213
116	214
118	217
119	218
120	219
121	220
122	221
123	222
124	223
126	225
128	226
131	227
132	228
133	233

Schedule 2 - Tenants who are Affected by this Order:

Adler, Paula
Alkenbrack, Margariet
Amey, Angela
Bonnenfant, Paula
Brown, Linda
Brown, Raymond
Cameron, Janie-lynn
Cameron-Day, Sue
Candy, Jamie
Croix, Kyle
Crowley, Elaine
Demers, Andre
Dinsmore-Baksi, Jefferey
Dodds, Rene
Druce, Angela
Druce-Wilson, Malayna
Duncan, Colleen
Duncan, Gordon
Dyer, Andrea
Dyer, Nicular
Elkhalifa, Abdelsalam
Etienne, Neil
Field, Chris
Field, Laura
Gallant, Angeline
Goodman, Julian
Gregg, Stephen
Hamilton, Kendra
Hamilton-Kuby, Carolyn
Hasseltine, Bonnie
Hearn, Bryan
Hennessey, Shyann
Hoadley, Brent
Hood, Jessica

Jackson, Martine
Jonathan, Bradley
Jones, Jason
Jorgensen, Agnes
Kashira, Miriam
Kuby, Michael
Lamb, James
Lawrence, Nancy
Machacynski, Erik
Machin, Lisa
Mamoum Hussien, Maryam Shareif
Marriott, Laurel
McMahon, Jenna
Parratt, Riley
Payne, Andrew
Popplestone, Jonathan
Prest, Emily
Robinson, Isaac
Robinson, Linda
Scrutton, Dorothy
Snary, Kearstie
Sproule, Melissa
Tisdale, Nicole
Turcotte, Suzanne
Veley, Joyce
Voskuilen, Amanda
Voskuilen, Matthew
Walters, Toby
Waseem, Sheraz
Wilkinson, Ashah
Wilson, David
Wilson, Tammy
Wilson, Troy
Zapotichny, Barry

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 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 this 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.

If the Tenant's rent was *not* increased based on capital expenditures during the period 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 this order).

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.