



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-005473-25

In the matter of: 629B Huron Street, London, Ontario, N5Y 4J7

Between: Medcco Properties Inc. Landlord

And

Refer to attached Schedule 2 Tenants

Medcco 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 was held by videoconference on April 23, 2026. The Landlord's Legal Representative, Milan Seres and the Tenants from units 206 and 305 were present.

The Certificate of Service filed by the Landlord on April 20, 2026, indicates that some rental units listed in the application were not served with the application and notice of hearing. The LTB 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: 103, Zach Guest of unit 206, and 208.

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

1. The maximum rent increase above the guideline because of capital expenditures is 1.95%. This increase is for the following capital expenditures:
 - a) Boiler Replacement; and
 - b) Roof Repair.
2. Where the Landlord's application requests an increase of 2.05% the maximum increase above the guideline for these units is 1.95%. This increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 0.43% the maximum increase above the guideline for these units is 0.43%. This increase is to be taken in the first year.
4. The weighted useful life for the capital expenditures is as specified in Schedule 3.
5. The first effective date of the rent increase above the guideline is February 1, 2025.

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 15, 2026

Date Issued

Maryam Cooper

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 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

101
102
104
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301
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311

Schedule 2 - Tenants who are Affected by this Order:

Al-Haddad, Mahmoud	Ikanovic, Fahrudin
Al-Haddad, Mohammad	Landry, David
Brickell, Brian	Landry, Evangeline
Brown, Renee	Ledesma, Grace
Clark, Emily	Ledesma, Luce Dawn
Clark, Lisa	Mahar, Derek
Clark, Thomas	Marco, Gene
Dibia, Wilson	Penner, Dawn
Donohue, Nathan	Plosaj, Benjamin
Esguerra, Nazaria	Sido, Imad
Fanson, Patricia	Sinclair, William Clark
Faubert, Melanie	Steward, Sandra
Fortin, Colette	Sung, Sang
Freeman, Peter	Sung, Yuna
Freeman, Tabitha	Swinton, Mina
Fusco, Glenda	Windling, Timothy
Gallant, Caleb	Winstone, Joseph
Glendinning, Cory	Worville, Patricia
Harp, Bette	Worville, Sarah
Haso, Rohlat	

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is February 1, 2025**

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 February 1, 2025 to January 31, 2026				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
101, 629B Huron Street	1.95%	1.95%	15	1.95%
102, 629B Huron Street	1.95%	1.95%	15	1.95%
104, 629B Huron Street	1.95%	1.95%	15	1.95%
105, 629B Huron Street	1.95%	1.95%	15	1.95%
106, 629B Huron Street	1.95%	1.95%	15	1.95%
107, 629B Huron Street	1.95%	1.95%	15	1.95%
108, 629B Huron Street	1.95%	1.95%	15	1.95%
109, 629B Huron Street	1.95%	1.95%	15	1.95%
110, 629B Huron Street	1.95%	1.95%	15	1.95%
111, 629B Huron Street	1.95%	1.95%	15	1.95%
201, 629B Huron Street	1.95%	1.95%	15	1.95%
202, 629B Huron Street	1.95%	1.95%	15	1.95%
203, 629B Huron Street	1.95%	1.95%	15	1.95%
205, 629B Huron Street	1.95%	1.95%	15	1.95%
206, 629B Huron Street	1.95%	1.95%	15	1.95%
209, 629B Huron Street	1.95%	1.95%	15	1.95%
210, 629B Huron Street	1.95%	1.95%	15	1.95%
301, 629B Huron Street	1.95%	1.95%	15	1.95%
302, 629B Huron Street	1.95%	1.95%	15	1.95%
303, 629B Huron Street	1.95%	1.95%	15	1.95%
304, 629B Huron Street	1.95%	1.95%	15	1.95%
305, 629B Huron Street	1.95%	1.95%	15	1.95%
308, 629B Huron Street	1.95%	1.95%	15	1.95%
309, 629B Huron Street	1.95%	1.95%	15	1.95%
310, 629B Huron Street	0.43%	0.43%	15	0.43%
311, 629B Huron Street	1.95%	1.95%	15	1.95%

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 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 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 2025 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.