



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-077150-25

In the matter of: 14-84 Court Lane, London, Ontario, N5W 1N5

Between: Amiraco Properties Inc. Landlord

and

Refer to attached Schedule 2 Tenants

Amiraco 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 took place by videoconference on April 22, 2026.

The following parties attended the hearing:

- **The Landlord Representative:** Milan Seres; and
- **The Tenants:** Ginette Lauzon (Unit 16), Matthew Bolhuis (Unit 18), Cindy Brackenbury (Unit 62), Willow Anita Galera (Unit 70), Sarah Day (Unit 72), and Jessica Stewart (Unit 76).

The Certificate of Service filed by the Landlord on April 21, 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: 44, 60, 74 and 84.

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

1. The maximum rent increase above the guideline because of capital expenditures 6.99%. This increase is for the following capital expenditures:
 - i. Replacement of roof (re-shingle);
 - ii. Replacement of boiler room access walls; and
 - iii. Installation of railings on rear stairs to units.
2. Where the Landlord's application requests an increase of 6.99% the maximum increase above the guideline for these units is **4.00%**. This increase is to be taken in as follows: 3.00% in the first year; and 1.00% in the second year.
3. Where the Landlord's application requests an increase of 4.84% the maximum increase above the guideline for these units is **2.77%**. This increase is to be taken in the first year.

4. Where the Landlord's application requests an increase of 3.14% the maximum increase above the guideline for these units is **1.80%**. This increase is to be taken in the first year.
5. The weighted useful life for the capital expenditures is as specified on Schedule 3.
6. 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 15, 2026

Date Issued

Monica Dairo

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 the Tenant 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:

14 Court Lane
16 Court Lane
18 Court Lane
20 Court Lane
22 Court Lane
26 Court Lane
28 Court Lane
30 Court Lane
32 Court Lane
34 Court Lane
36 Court Lane
38 Court Lane
40 Court Lane
42 Court Lane
54 Court Lane
56 Court Lane
58 Court Lane
62 Court Lane
64 Court Lane
66 Court Lane
70 Court Lane
72 Court Lane
76 Court Lane
78 Court Lane
82 Court Lane

Schedule 2 - Tenants who are Affected by this Order:

Abias, Allan
Ammonn, Peter
Batiller, Marissa
Belanger, Charles
Belanger, Michael
Bolhuis, Jennifer
Bolhuis, Matthew
Brackenbury, Cindy
Churchill, Tia
Clarke, Bonnie
Clarke, David
Day, Sarah
Finnemore, Brenda Lee
Galera, Willow Anita
Gee, Max Barry
Gratton, Joseph
Hassan, Asho
Hodgkinson, Nicole
Hudson, Chris
Jimale, Abdi Shire
Jinkerson, Dan
Kelly, April
Kelly, Barbara
Lauzon, Ginette
Mohamed, Abdirahman
Patterson, Kelly
Pratt, Jeffrey
Rafeiro, Carlos
Robinson, Diane
Rzeznik, Sylvia
Stewart, Jessica
Stringle, Barbara Jane
Stringle, Nancy
Tani, Saladin
Templeman, Cindy
Thompson, Chad
Ulch, Stanley Clayton Edward
Ulch, Vennessa Marie
Urquhart, Kristen
Wood, Susanne

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		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
14 Court Lane	2.77%	2.77%	0.00%	0.00%	16	2.77%
16 Court Lane	2.77%	2.77%	0.00%	0.00%	16	2.77%
18 Court Lane	2.77%	2.77%	0.00%	0.00%	16	2.77%
20 Court Lane	2.77%	2.77%	0.00%	0.00%	16	2.77%
22 Court Lane	2.77%	2.77%	0.00%	0.00%	16	2.77%
26 Court Lane	2.77%	2.77%	0.00%	0.00%	16	2.77%
28 Court Lane	2.77%	2.77%	0.00%	0.00%	16	2.77%
30 Court Lane	3.00%	3.00%	1.00%	1.00%	16	4.00%
32 Court Lane	3.00%	3.00%	1.00%	1.00%	16	4.00%
34 Court Lane	3.00%	3.00%	1.00%	1.00%	16	4.00%
36 Court Lane	3.00%	3.00%	1.00%	1.00%	16	4.00%
38 Court Lane	1.80%	1.80%	0.00%	0.00%	17	1.80%
40 Court Lane	3.00%	3.00%	1.00%	1.00%	16	4.00%
42 Court Lane	3.00%	3.00%	1.00%	1.00%	16	4.00%
54 Court Lane	2.77%	2.77%	0.00%	0.00%	16	2.77%
56 Court Lane	2.77%	2.77%	0.00%	0.00%	16	2.77%
58 Court Lane	2.77%	2.77%	0.00%	0.00%	16	2.77%
62 Court Lane	2.77%	2.77%	0.00%	0.00%	16	2.77%
64 Court Lane	2.77%	2.77%	0.00%	0.00%	16	2.77%
66 Court Lane	2.77%	2.77%	0.00%	0.00%	16	2.77%
70 Court Lane	2.77%	2.77%	0.00%	0.00%	16	2.77%
72 Court Lane	2.77%	2.77%	0.00%	0.00%	16	2.77%
76 Court Lane	2.77%	2.77%	0.00%	0.00%	16	2.77%
78 Court Lane	2.77%	2.77%	0.00%	0.00%	16	2.77%
82 Court Lane	2.77%	2.77%	0.00%	0.00%	16	2.77%

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 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 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.