



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-024781-24

In the matter of: 2900 Carling Avenue, Ottawa, Ontario, K2B 7J6

Between: GF II 2900 Carling Ltd. Landlord

And

Refer to attached Schedule 2 Tenants

GF II 2900 Carling 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.

Case Management Hearing was held by videoconference on April 21, 2026. The Landlord's legal representative Patty Duwyn, and the Landlords agents, Bart Bortkiewicz, Ashley Archer, Vesna Anastasov, and Giovanni Patroni were present.

The Tenants from Units 1010, 1008, 1202, 202, 801, 909, 910 and the Tenant's agent from unit 504 were present.

The Certificate of Service filed by the Landlord on March 18, 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: Units 104, 205, 207, 310, 403, 406, 407, 502, 506, 604, 605, 802, 803, 805, 902, 1001, 1004, 1006, 1102, 1107, 1109, 1205, 1406, 1408, 1501, and 1503.

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

1. The maximum rent increase above the guideline because of capital expenditures is 2.70%. This increase is for the following capital expenditures:
 - a) Windows and Doors Replacement.
2. Where the Landlord's application requests an increase of 3.32% the maximum increase above the guideline for these units is 2.70%. it is to be taken in the first year.
3. The weighted useful life for the capital expenditure is 17 years.
4. The first effective date of the rent increase above the guideline is July 1, 2024.

5. The Landlord waived the retroactive rent increase from July 1, 2024, to April 30, 2026, but the calculation for above guideline increase shall begin on July 1, 2024. The Tenants will start paying the increase as of May 1, 2026.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 2.70% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken within the time period of July 1, 2024 to June 30, 2025.
3. The percentage increase set out in paragraph 1 may be taken in addition to the annual guideline in effect on the increase date for the unit.
4. 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 3 for information about the date and amount of the rent reduction.
4. The annual guideline for 2024 and 2025 is 2.50%.

Schedule 1 - Units affected by this Order:

102	607	1007
201	609	1008
202	610	1010
203	703	1101
204	704	1103
304	706	1105
305	707	1110
307	708	1202
308	709	1204
309	710	1206
401	801	1208
402	804	1209
404	807	1210
409	808	1404
501	810	1405
503	905	1410
504	906	1505
508	907	1507
510	909	1509
601	910	
602	1002	

Schedule 2 - Tenants who are Affected by this Order:

Abunafeesa, Gihad
Adielou, Arlette
Arnold, James
Arnold, John
Aung, Than
Azimi, Mansoorullah
Carkner, Jacob
Castaldi, Rosetta
Castle, Jeffery
Chisholm, Megan
Cleroux, Nathalie
Cole, Franceen
Cote, Craig
Daye, Simone
Doxey, Jessica
Duchesne, Raymond
Eyamie, Joshua
Eyeoyibo, Christie
Findlay, Rebecca
Francisco, Jervin
Fuochi, Tracey Price
Gandhavadi, Chetan
Gascon, Gil
Gay, Pa
Gowing, Tori
Gumus, Saime
Gundaniya, Jayanshu
Hadi, Shah Shah Shams
Haidar, Rayan
Hasan, Zahraa Al Haj
Hashimi, Sayed Sahim
Hosseinelou, Daniel
Karol, Dustin
Kaur, Sukhpreet
Khan, Mujaheed
Kovacs, Daniel
LaBelle, Shawn
Lecuyer, Benjamin
Lecuyer, Jean
Lei, Viviezca Denise
Liddle, Janice
Liddle, Margaret
Little, Garry
Loiselle, Marc

Lungo, Pedro
Macnab, Joe
Martin, Brenda
Martin, Stephen
Martin, William
McDowell, Shaun
Minhas, Navjyot Kaur
Montpetit, Diane
Montpetit, Shawna-Lynn
Moslehi, Amir
Mott, Kathleen
Myette, Micheline
Nasrallah, Ahmad
Neville, Adrienne
Neville, Gerard
Neville, Kenneth
Nirvan, Sandeep Singh
Oke, John
Pacey, Jene
Pacey, Neil
Paw, Eh Blut
Paw, Ku Wah
Pelletier, William
Petkov, Sventlin
Phelan, Ryan
Potvin, Ron
Rahimi, Ziba
Ramenarska, Nevena
Rathod, Siddharthsing
Rodgers, Danielle
Singh, Jasdeep
Singh, Sandeep
Singian, Nancy
Snow, Dillan
Staples, Lindsay
Vachon, Christian
Vinnakota, Varsha
Viviezca, Lizette Danielle
Viviezca, Michelle
Walton, Calvin
Webster, Michael
Winter, Winter
Zoroufchi Benisi, Shokouh

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 the 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 the 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.