



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-089880-23

In the matter of: 7772 Highway 7 East, Havelock, Ontario K0L 1Z0

Between: Parkbridge Lifestyle Communities Inc Landlord

and

Refer to attached Schedule 2 Tenants

Parkbridge Lifestyle Communities 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 February 9, 2026.

The following parties attended the hearing: the Landlord's Representative, Paul Cappa, the Landlord's Agents, Rachel Perry and Jason Wakem, and several of the Tenants from the units at 71 Belmont Street, 95 Belmont Street, 18 Chandos Street, 48 Chandos Street, 53 Chandos Street, 59 Lake Street and 95 Sama Park Road.

The Certificate of Service filed by the Landlord on January 9, 2026, indicates that some rental units listed in the application were not served with the application and notice of hearing, and in addition, at the CMH, the parties agreed to remove a rental unit (48 Chandos Street) previously served. 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 23 units:

Almac Drive - 8;
Belmont Street - 10, 35, 78, 83 and 107;
Chandos Street – 47, 48 and 65;
Lake Street - 17, 30 and 53;
Methuen Street - 50, 61, 62 and 68;
Sama Park Road – 60, 71, 90 and 101; and
Seymour Street – 48, 54 and 60.

The Certificate of Service filed by the Landlord on January 9, 2026, indicates that some Tenants listed in the application were not served with the application and notice of hearing. The Board shall therefore amend the application by removing the Tenants as parties. As a result, this order for a rent increase above the guideline under section 126 of the Act does not apply to the following 3 Tenants:

Belmont 2nd Line - Ann Martin of 697 and Jacqui Whyte of 709; and
Lake Street - Wilfrid Eldridge of 48.

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

1. The application is amended to remove the following capital expenditure, identified as Item #6 on Schedule 2A:
 - a. Chlorine Probe Replacement for Water Treatment Plant.
2. The maximum rent increase above the guideline because of capital expenditures is 66.00%. This increase is for the following 8 capital expenditures:
 - a. Asphalt Replacement Phase 1;
 - b. Tile Bed Replacement at 95 Belmont Street;
 - c. UV Disinfection Unit Replacement for Water Treatment Plant;
 - d. Water Line and Curb Stop Replacement;
 - e. Well Pump Breaker Replacement for Water Treatment Plant;
 - f. Curb Stop Replacement;
 - g. Webalert System Replacement; and
 - h. Asphalt Replacement Phase 2.
3. Where the Landlord's application requests an increase of 80.07%, the maximum increase above the guideline for this unit is 66.00%. This increase is to be taken as follows: 3.00% in the first year; 21.00% in the second year; 21.00% in the third year; and 21.00% in the fourth year.
4. Where the Landlord's application requests an increase of 6.09%, the maximum increase above the guideline for these units is 5.50%. This increase is to be taken as follows: 3.00% in the first year, and 2.50% in the second year.
5. Where the Landlord's application requests an increase of 3.40%, the maximum increase above the guideline for these units is 3.07%. This increase is to be taken as follows: 3.00% in the first year; and 0.07% in the second year.
6. Where the Landlord's application requests an increase of 2.83%, the maximum increase above the guideline for these units is 2.55%. This increase is to be taken all in the first year.
7. Where the Landlord's application requests an increase of 2.75%, the maximum increase above the guideline for these units is 2.48%. This increase is to be taken all in the first year.
8. Where the Landlord's application requests an increase of 2.71%, the maximum increase above the guideline for these units is 2.44%. This increase is to be taken all in the first year.

9. Where the Landlord's application requests an increase of 2.68%, the maximum increase above the guideline for these units is 2.42%. This increase is to be taken all in the first year.
10. Where the Landlord's application requests an increase 0.00%, the maximum increase above the guideline for these units is 0.00%.
11. The weighted useful life for the capital expenditures is as specified on Schedule 3.
12. The first effective date of the rent increase above the guideline is February 1, 2024.

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 180 days of the date of this order.

June 18, 2026
Date Issued

Janice Campbell
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 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 2024 is 2.5%, for 2025 is 2.5%, and for 2026 is 2.1%.

Schedule 1 - Units affected by this Order:**2nd Line, Havelock, Ontario, K0L 1Z0**

739

Belmont 2nd Line, Havelock, Ontario, K0L 1Z0

685	697	709	721	733
691	703	715	727	

Belmont Street, Havelock, Ontario, K0L 1Z0

5	29	59	84	102
6	32	60	89	108
11	38	65	90	113
17	41	66	95	114
23	47	71	96	
26	53	77	101	

Chandos Street, Havelock, Ontario, K0L 1Z0

5	17	29	41	59
6	18	30	42	60
11	23	35	53	66
12	24	36	54	

Lake Street, Havelock, Ontario, K0L 1Z0

5	18	35	47	60
6	23	36	48	65
11	24	41	54	66
12	29	42	59	

Methuen Street, Havelock, Ontario, K0L 1Z0

13	25	32	43	55
14	26	37	44	56
20	31	38	49	67

Sama Park Road, Havelock, Ontario, K0L 1Z0

42				
47	59	77	89	
48	65	78	95	
53	66	83	96	
54	72	84	102	

Seymour Street, Havelock, Ontario, K0L 1Z0

5	17	29	41	59
6	18	30	42	65
11	23	35	47	66
12	24	36	53	

Schedule 2 - Tenants who are Affected by this Order:

Adams, Darlene	Daruwala, Homi	Hornsby, Nancy
Albert, Jeanne	Dawson, Judith	Hornsby, William
Albert, Nelson	Derlago, Lyle	Howe, Keith
Aldcroft, Theresa	Desjardins, Jean-Pierre	Howe, Marjorie
Allen, Lynda	Desjardins, Pamela	Hudson, Reginald
Appleton, Maureen	Dunford, Lorna	Hurst, Sandra
Argier, Andrew	Dunford, Marvin	Jackson, Belinda
Argier, Cathy	Dupee, Karen	Jackson, David
Arpa, Dolores	Edwards, Cyril	Jenkins, Tina
Arpa, Fayó	Edwards, Linda	Jones, Garry
Baartman, Cornelis	Ehmke, Linda	Jordan, Stephen
Baartman, Johanna	Eldridge, Vila	Kitchen, Mary G
Bailey, Richard	Ellis, German	Kitchen, Russell
Bailey, Wayne	Embleton, William	Kitcher, Rosemary
Bannister, Cathy	Evans, Gloria	Lamont, David
Bauer, David Wayne	Evans, James	Lamot, Joanne
Bauer, Nancy	Ewing, Debbie	Lang, Robert
Bencic, Carlo	Ewing, Richard	Langhout, Roni
Bentlage, Frank	Falconer, Helen	Laurie, Bethia
Bentlage, Rose	Fisher, Carolyn	Laurie, William
Bertrand, Josee	Fisher, Marvin	Leary, Doug
Blackwood, Chesley	Foote, Dianne	Leary, Patricia
Blackwood, Susan	Foote, John	Lemke, Charles
Blair, Albina	Forbes, Robin	Lennie, Joanne
Boersma, Elizabeth	Forbes, Ruth	Levere, Phyliss
Boersma, Harman	Fraser, Beverley	Lloyd, David
Bombaci, Janis	Fraser, Donellda	Lloyd, Karen
Bombaci, Paul	Fraser, Jason	Lowery, Susan
Bowmer, Laurie	Furze, James	MacLeod, Barbara
Brann, Sarah	Gooding, Darla	Mahoney, Brenda
Brunton, Gerald	Gooding, William	Mark, James
Campbell, Richard	Greaves, Chris	Mark, Marcella
Carter, Donald	Greenhalgh, Garry	McCauley, Cheryl
Casey, David	Greenhalgh, Sandra	McEwen, Barbara
Cheesman, Carole	Grondin, Beverley	McEwen, Kenneth
Cheesman, Wayne	Hadler, Anne	McFadden, Skye
Cloudsdale, Elizabeth	Haecker, Helga	McGeein, Carole
Cochrane, Philip	Hagan, Marie	McGeein, Patrick
Crane, Daniel	Harrison, Christina	McGruder, Barb
Crawford, Steven	Hendel, Laurie	McNeil, John
Crump, Dwayne J.	Holder, Cindy	Medland, Rhonda
Culos, Angelo	Holder, Stephen	Minns, Daniel
Culos, Carol Ann	Hornsby, Dennis	Newnham, Pauline
Darling, Debbie	Hornsby, Katherine	Newnham, Stephen

Nixon, James
Nixon, Susan
Olver, Ivan
Olver, Marie
Oosterholt, Cindy
Oosterholt, Jerry
Oosting, Diane
Oosting, John
Orser, David
Osborne, Thomas
Pakenham, James
Pakenham, Shelley
Paron, Irene
Pequegrat, Mary
Perry, Dennis
Piper, Diane
Porter, Bryce
Porter, Richard
Porter, Steven
Quackenbush, Gilford
Rawlings, Richard
Rawlings, Wendy
Reaume, Keith
Reid, Douglas
Reid, Elva
Rennick, Sandra

Rimmer, Nancy
Roselle, Shirley
Russell, Alan
Russell, Sharon
Santos, Nahun
Sedore, Scott
Seeney, Clare
Seller, William
Selway, Steve
Shearon, Carol
Shearon, Timothy
Small, Tina
Smith, Elizabeth
Smith, Jacqueline
Speck, George
Stocker, John
Stocker, Pamela
Stone, Wendy
Sutherland, JoAnne
Tassone, Joseph
Terrell, John
Terrell, Sheila
Thomas, Art
Thomas, Phyllis
Thompson, Bryan
Thompson, Joy

Thompson, Leonard
Tonkin, Bruce
Tonkin, Deborah
Travers, Carolina
Travers, Vincent
Tucker, Joanne
Tulk, Allan
Tulk, Paulette
Tully, Donald
Tully, Jane
Van Allen, Edward
Vig, Patricia
Vinces, Erika
Wagner, David
Walker, Barbara Ann
Ward, Allan
Ward, Vivien
Whidden, Earl
Whitney, Anne
Winacott, Mary D.
Windsor, Lorne
Windsor, Rose
Yetman, Joe
Young, Carol

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is February 1, 2024**

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 February 1, 2024 to January 31, 2025			February 1, 2025 to January 31, 2026		February 1, 2026 to January 31, 2027		February 1, 2027 to January 31, 2028			
Rental Unit Address Name	% 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)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
739, . 2nd Line	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
685, . Belmont 2nd Line	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
691, . Belmont 2nd Line	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
697, . Belmont 2nd Line	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
703, . Belmont 2nd Line	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
709, . Belmont 2nd Line	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
715, . Belmont 2nd Line	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
721, . Belmont 2nd Line	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
727, . Belmont 2nd Line	3.00%	3.00%	0.07%	0.07%	0.00%	0.00%	0.00%	0.00%	14	3.07%
733, . Belmont 2nd Line	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
5, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
6, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
11, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
17, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
23, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
26, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
29, . Belmont Street	2.42%	2.42%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	15	2.42%
32, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%

For the period February 1, 2024 to January 31, 2025			February 1, 2025 to January 31, 2026		February 1, 2026 to January 31, 2027		February 1, 2027 to January 31, 2028			
Rental Unit Address Name	% 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)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
38, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
41, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
47, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
53, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
59, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
60, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
65, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
66, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
71, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
77, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
84, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
89, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
90, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
95, . Belmont Street	3.00%	3.00%	21.00%	21.00%	21.00%	21.00%	21.00%	21.00%	20	66.00%
96, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
101, . Belmont Street	3.00%	3.00%	0.07%	0.07%	0.00%	0.00%	0.00%	0.00%	14	3.07%
102, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
108, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
113, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
114, . Belmont Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
5, . Chandos Street	2.42%	2.42%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	15	2.42%
6, . Chandos Street	3.00%	3.00%	3.00%	3.00%	0.00%	0.00%	0.00%	0.00%	15	5.50%
11, . Chandos Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%

For the period February 1, 2024 to January 31, 2025			February 1, 2025 to January 31, 2026		February 1, 2026 to January 31, 2027		February 1, 2027 to January 31, 2028			
Rental Unit Address Name	% 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)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
12, . Chandos Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
17, . Chandos Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
18, . Chandos Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
23, . Chandos Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
24, . Chandos Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
29, . Chandos Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
30, . Chandos Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
35, . Chandos Street	3.00%	3.00%	0.07%	0.07%	0.00%	0.00%	0.00%	0.00%	14	3.07%
36, . Chandos Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
41, . Chandos Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
42, . Chandos Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
53, . Chandos Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
54, . Chandos Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
59, . Chandos Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
60, . Chandos Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
66, . Chandos Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
5, . Lake Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
6, . Lake Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
11, . Lake Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
12, . Lake Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
18, . Lake Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
23, . Lake Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
24, . Lake Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%

For the period February 1, 2024 to January 31, 2025			February 1, 2025 to January 31, 2026		February 1, 2026 to January 31, 2027		February 1, 2027 to January 31, 2028			
Rental Unit Address Name	% 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)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
29, . Lake Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
35, . Lake Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
36, . Lake Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
41, . Lake Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
42, . Lake Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
47, . Lake Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
48, . Lake Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
54, . Lake Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
59, . Lake Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
60, . Lake Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
65, . Lake Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
66, . Lake Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
13, . Methuen Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
14, . Methuen Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
20, . Methuen Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
25, . Methuen Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
26, . Methuen Street	3.00%	3.00%	0.07%	0.07%	0.00%	0.00%	0.00%	0.00%	14	3.07%
31, . Methuen Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
32, . Methuen Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
37, . Methuen Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
38, . Methuen Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
43, . Methuen Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
44, . Methuen Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%

For the period February 1, 2024 to January 31, 2025			February 1, 2025 to January 31, 2026		February 1, 2026 to January 31, 2027		February 1, 2027 to January 31, 2028			
Rental Unit Address Name	% 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)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
49, . Methuen Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
55, . Methuen Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
56, . Methuen Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
67, . Methuen Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
42, . Sama Park Road	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
47, . Sama Park Road	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0	0.00%
48, . Sama Park Road	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
53, . Sama Park Road	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
54, . Sama Park Road	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
59, . Sama Park Road	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
65, . Sama Park Road	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
66, . Sama Park Road	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
72, . Sama Park Road	3.00%	3.00%	0.07%	0.07%	0.00%	0.00%	0.00%	0.00%	14	3.07%
77, . Sama Park Road	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
78, . Sama Park Road	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
83, . Sama Park Road	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
84, . Sama Park Road	2.55%	2.55%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	15	2.55%
89, . Sama Park Road	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
95, . Sama Park Road	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
96, . Sama Park Road	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
102, . Sama Park Road	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
5, . Seymour Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
6, . Seymour Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%

For the period February 1, 2024 to January 31, 2025			February 1, 2025 to January 31, 2026		February 1, 2026 to January 31, 2027		February 1, 2027 to January 31, 2028			
Rental Unit Address Name	% 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)	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
11, . Seymour Street	2.44%	2.44%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	15	2.44%
12, . Seymour Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
17, . Seymour Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
18, . Seymour Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
23, . Seymour Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
24, . Seymour Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
29, . Seymour Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
30, . Seymour Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
35, . Seymour Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
36, . Seymour Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
41, . Seymour Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
42, . Seymour Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
47, . Seymour Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
53, . Seymour Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
59, . Seymour Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
65, . Seymour Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%
66, . Seymour Street	3.00%	3.00%	2.50%	2.50%	0.00%	0.00%	0.00%	0.00%	15	5.50%

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 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 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 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 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.