



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-061320-24

In the matter of: 15 Woodridge Crescent, Nepean, Ontario, K2B 6M9

Between: Ferguslea Properties Landlord

And

Refer to attached Schedule 2 Tenants

Ferguslea Properties (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 March 24, 2026

The following parties attended the hearing: The Landlord's legal representative, David Lyman, the Landlord's agent, Darren Pedersen and the following Tenants, Sawyer Klepacki, Gray Elderbroom and Deborah Hudson.

The Certificate of Service filed by the Landlord on February 25, 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: Unit 210 and 612.

The application is also amended to add Sawyer Klepacki as a named Tenant for Unit 7.

The parties agreed to the following:

1. The maximum rent increase above the guideline because of capital expenditure is 1.85 %. This increase is for the following capital expenditure:
 - a. Roof Replacement
2. Where the Landlord's application requests an increase of 2.02% the maximum increase above the guideline for these units is 1.85%. This increase is to be taken in the first year.
3. The weighted useful life for the capital expenditures is 17 years.

4. The first effective date of the rent increase above the guideline is November 1, 2024.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 1.85% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken as follows:
 - a. The Landlord may increase the rents charged by 1.85% within the time period of November 1, 2024, to October 31, 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 18, 2026
Date Issued

Sarah Visnovec
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 1-888-332-3234.

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.
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 2024 is 2.50%, for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

15 Woodridge Crescent, Nepean, Ontario, K2B 6M9

4	302	509
5	303	510
7	304	511
8	305	512
9	306	513
10	307	601
101	308	602
102	309	603
103	310	604
104	311	605
105	312	606
106	313	607
107	314	608
108	401	609
109	402	610
110	403	611
111	404	614
112	405	701
113	406	702
201	407	703
202	408	704
203	409	705
204	410	706
205	411	707
206	412	708
207	413	709
208	414	710
209	502	711
211	503	712
212	504	713
213	506	714
214	507	
301	508	

Schedule 2 - Tenants who are Affected by this Order:

Abdi Ahmed, Abdillahi	leong, Ka Yan	Paul, Chandan
Abdi Dhiblawe, Asha	James, Michelle	Perera, Chamindra
Abed, Reyad	Jonnalagadda, Mounica	Perez, Jonalyn
Abraham, Joanna Kathleen	Jonnaram, Janardhan	Pickering, Nigel
Acostar, Maribel	Reddy	Pinkeshkumar Patel,
Aguiluz, Gabriela Judith	Joseph, Divya	Dhruvinkumar
Alcantara, Roberta	Kottaramkunel	Popuri, Bharadwaj
Ali, Layla	Kemp, Colin	Purcell, Michael
Bonin, John	Khurana, Tanmay	Qubaja, Eman
Brennan, Kalvin	Kumar, Yajat	Rahman, Mohommed
Buoc, Veronica	Klepacki, Sawyer	Rahul Muktineni, Tara
Cachuela, Grace Lade	Kumar Reddy Yettapu, Siva	Venkata Sai
Carrier, Dana	Pavan	Ramirez, Zorayna
Chanana, Shikha	L.M. Goselin, Alexandria	Razack, Ahamed
Charbel, Rose	Lobo, Steve	Rengaraju, Saravanan
Chiquala, Genet Techome	Loney, Jason	Saka, Samuel
Chuen Ho, Kai	MacDougall, John	Sandoval, Javier
Criz, Simon	Malumbya, Sarah	Sandoval, Yolanda
Dalisay, Zosima	Marquez, Renier	Santos, Silvia
Debele Mergia, Tadelles	Marquis, Karen	Scime, Christopher Joseph
Desani, Raghav	Mayuga, Melecia	Shah, Amritpal Kaur
Dhobi, Rahul	McKee, Samantha Lynn	Sharifi-Broujerdi, Zahra
Diyora, Zeel	McKinnon, Melanie	Sivalingam, Rekka
Elderbroom, Gray	Mehta, Jaivik	Srirengarayar, Gowtham
Ghanshayambhai Malviya,	Miletic, Snezana	Gandhiraj
Denish	Mohammad, Agha	Stein, Roberta
Giraudel, Jeanicia	Mohammad	Subramanian, Yogeshwar
Gowda Jagannatha, Manje	Mohammad, Aqib	Tesfayeh Gebrekiden,
Guerrero, Luzviminda	Mukhlis, Sanaullah	Simon
Hariharan, Lathapriya	Nahon Riera, Gabriel	Thurier, Jaelyn
Harriott, Beverly	Gregorio	Venkatakrishnan, Roopa
Hearne, Dylan Christopher	Negoescu, Maria	Warsame Awil, Efra
Hegde, Thejas	Nijat, Maihan	Willanueva, Michelle
Himat, Abdul	Obozokhae, Victor	Yusef Al-Mezel, Layla
Hudson, Deborah	Pallath Ajith, Sujith	Zazai, Abdul Nasir
Huerto, Mario	Parmeter, Scott	Zelada, Mirna

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.