



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-085810-25

In the matter of: 335 Kitchener Road, Cambridge ON N3H 1A7

Between: Sarah Reid Landlord
Double A Realty Inc.

and

Refer to attached Schedule 2 Tenants

Sarah Reid – Double A Realty 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.

Sarah Reid appeared on behalf of the Landlord.

The Tenants from the following units were either present or represented at the hearing: 9.

The Certificate of Service filed by the Landlord on April 10, 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: 3, 4, 5, 7 and 10.

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

1. The maximum rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges is 0.36%. This increase is to be taken in the first year.
2. The maximum rent increase above the guideline because of a capital expenditure is 0.99%. This increase is for the following capital expenditure:
 - a. Foundation Waterproofing Membrane.
3. The increase above the guideline for capital expenditures is 0.99%, as claimed in the Landlord's application. This increase is to be taken in the first year.
4. The total amount the Landlord may raise the rent above the guideline is 1.35%.

5. The weighted useful life for the capital expenditures is 15 years.
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 60 days of the date of this order.

June 19 2026

Date Issued

Andrew Rowell

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%.

Schedule 1 - Units affected by this Order:

1
2
6
8
9
11
12

Schedule 2 - Tenants who are Affected by this Order:

Hill, Kayliegh
Hunter, Tyler
McDonald, Andrew
Messenger, Brent
Reeve, William
Santos, Amanda
Santos, Josh
Savidant, Donna
Wessel, Dieter

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					
Rental Unit Address	% inc for Taxes	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1, 335 Kitchener Road	0.36%	0.99%	1.35%	15	0.99%
2, 335 Kitchener Road	0.36%	0.99%	1.35%	15	0.99%
6, 335 Kitchener Road	0.36%	0.99%	1.35%	15	0.99%
8, 335 Kitchener Road	0.36%	0.99%	1.35%	15	0.99%
9, 335 Kitchener Road	0.36%	0.99%	1.35%	15	0.99%
11, 335 Kitchener Road	0.36%	0.99%	1.35%	15	0.99%
12, 335 Kitchener Road	0.36%	0.99%	1.35%	15	0.99%

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 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.