



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-061810-24

In the matter of: 35 Woodridge Crescent, Nepean, Ontario, K2B 7T5

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 April 15, 2026.

The following parties attended the hearing:

the Landlord: the Landlord's representative, David Lyman, and the Landlord's agent, Darren Pedersen.

The following tenants attended the hearing: Kazi Ishfaw Ahmed and Dianne Houston.

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

2. The maximum rent increase above the guideline because of capital expenditures is 2.27 %. This increase is for the following capital expenditures:
 - a. Roof Replacement; and
 - b. Elevator Cab Renovation.
3. Where the Landlord's application requests an increase of 2.08%, the maximum increase above the guideline for these units is 2.00%. This increase is to be taken in the first year.
4. Where the Landlord's application requests an increase of 2.40%, the maximum increase above the guideline for these units is 2.27%. This increase is to be taken in the first year.

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 November 1, 2024.
7. There is a prior Above Guideline Rent Increase (AGI) order, file number **LTB-L-062726-23** for this residential complex.
 - a. Some of the units in this current application are affected by that prior AGI order. All of the permitted rent increases in the prior AGI order have not yet been taken. As a result, there will be an overlap in the rent increases from the prior and current orders for the affected units.
 - b. For capital expenditure work done, the Landlord cannot increase the rent by more than 3% (plus the annual guideline amount) in any one year period even if there are overlapping AGI orders.
 - c. The rent increases permitted by this current order may overlap with the increases in the prior AGI order up to the maximum of 3% per year (plus the annual guideline amount). However, if the maximum 3% per year has already been taken under the prior order, some or all of the rent increases in this order will be deferred until the rent increases in the prior order have been taken.

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 120 days of the date of this order.

June 24, 2026
Date Issued

John Russett
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 2023 is 2.50%, for 2024 is 2.50%, for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

35 Woodridge Crescent, Nepean, Ontario, K2B 7T5

005	301	506
006	302	507
007	303	508
008	304	511
010	305	512
011	306	513
102	307	514
103	308	601
104	309	602
105	310	603
106	311	604
107	312	605
108	313	606
109	314	607
110	401	608
111	402	609
112	403	610
113	404	611
114	405	613
201	406	614
202	407	701
203	408	702
204	409	704
205	410	705
206	411	706
207	412	707
208	413	708
209	414	709
210	501	710
211	502	711
212	503	712
213	504	713
214	505	714

Schedule 2 - Tenants who are Affected by this Order:

Abidakadr, Yaser	Jayant Orke, Siddarth	Rahul Nayak, Ullal Ganesh
Adul-Rahman, Sara	Kabariya, Ankit	Rajput, Bharatsingh
Aftab, Umair	Kaitheri, Amith Keloth	Ramdani, Moussa
Ahmed, Kazi Ishfaw	Kamruddin Patel, Laila	Realegeno Abarca, Rudis
Alli, Bibi Rabeem	Khan, Yasser	Richardson, Kenneth
Al-Rodhan, Intisar	Khaoule, Mhd Nour	Runolfson, Paige
Anwar, Samia	Kirk, Carolyn	Sadural, Roberto
Atal, Jay	Le, Tai	Sankaranarayanan, Rahini
Belkiouer, Fouzia	Lee, Raymond	Sarm Aquino, Ruel Allan
Beverdam, Nellie	Li, Yurong	Scalise, Kluigi
Brockerville, Leanne	Lopez, Pablo	Sivashunmugam, Sivaprasad
Brown, Michael	Mahmood, Sultan	Smith, Mackenzie
Bsairi Mounazzih, Ghizlane	Maria, Khandaker	Soloshenko, Olena
Cabanit, Sherilie	McKibbon, Richard	Sosing, Marissa
Cameron, Janet	Mia, Aziz Ahmad	Sothyruan, Nagarany
Caswell, Steven	Miller, Andrew Robert	Sritharan, Nivedita
Chimfwembe, Lombe	Mossi Maiga, Halimatou	Stevens, Roberta
Kennedy	Munihiri, Evelyn	Syed, Abdul Razak
Desrochers, Anatole	Munroe, Connie	Tarafdar, All Mahaboob
Dimas, Mary Joyce	Musuvadhin Mahadevan,	Telford, Christopher W
Donaghy, Casey	Vishnu Priyai	Tran, Toi
Dufresne, Stephen	Naik Aroskar, Abhijeet	Tripathi, Richa
Duraisamy, Rangarajan	Ndah, Bryan	Truong, Dao
Tharakshi	Nghi Tran, Anh	Truong, William
Emadi, Daryoush	Nijat, Patman	Tubert, Daisi Jazmin
Ercan, Hasan	Nkondog, Anselme	Varquez, Evelyn
Estifanos Tesfay, Mahder	O'Donnell-Marchand, Sarah	Virdi, Orabhleen
Fe Cristi, Mariam	Ocay, Delma	Viterbo, Paul
Gagnon, Marc	Oflaria, Myrna	Walia, Chandan
Gibb, Stuart	Patel, Harsh	Wali Nawabi, Abdul
Gujjari, Arun Kumar	Patel, Jay	Wyn-Jones, Annmarie
Houston, Dianne	Pattanayak, Amrit	Yanez Diaz, Mauricio
Hull, Justin	Perfect, Andrew	Yary, Mariam
Ignacio, Josefina	Phenany, Neelaja	Zaman, Faisal

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is November 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.

Rental Unit Address Name	Period of November 1, 2024 to October 31, 2025			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
005, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
006, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
007, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
008, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
010, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
011, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
102, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
103, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
104, 35 Woodridge Crescent	2.00%	2.00%	15	2.00%
105, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
106, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
107, 35 Woodridge Crescent	2.00%	2.00%	15	2.00%
108, 35 Woodridge Crescent	2.00%	2.00%	15	2.00%
109, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
110, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
111, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
112, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
113, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
114, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
201, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
202, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
203, 35 Woodridge Crescent	2.00%	2.00%	15	2.00%
204, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
205, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
206, 35 Woodridge Crescent	2.00%	2.00%	15	2.00%
207, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%

Rental Unit Address Name	Period of November 1, 2024 to October 31, 2025			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
208, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
209, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
210, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
211, 35 Woodridge Crescent	2.00%	2.00%	15	2.00%
212, 35 Woodridge Crescent	2.00%	2.00%	15	2.00%
213, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
214, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
301, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
302, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
303, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
304, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
305, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
306, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
307, 35 Woodridge Crescent	2.00%	2.00%	15	2.00%
308, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
309, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
310, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
311, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
312, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
313, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
314, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
401, 35 Woodridge Crescent	2.00%	2.00%	15	2.00%
402, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
403, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
404, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
405, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
406, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
407, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
408, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
409, 35 Woodridge Crescent	2.00%	2.00%	15	2.00%
410, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
411, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
412, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
413, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%

Rental Unit Address Name	Period of November 1, 2024 to October 31, 2025			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
414, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
501, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
502, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
503, 35 Woodridge Crescent	2.00%	2.00%	15	2.00%
504, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
505, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
506, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
507, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
508, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
511, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
512, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
513, 35 Woodridge Crescent	2.00%	2.00%	15	2.00%
514, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
601, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
602, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
603, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
604, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
605, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
606, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
607, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
608, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
609, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
610, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
611, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
613, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
614, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
701, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
702, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
704, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
705, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
706, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
707, 35 Woodridge Crescent	2.00%	2.00%	15	2.00%
708, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
709, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%

Rental Unit Address Name	Period of November 1, 2024 to October 31, 2025			
	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
710, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
711, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
712, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
713, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%
714, 35 Woodridge Crescent	2.27%	2.27%	15	2.27%

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.