



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-025687-24

In the matter of: 125 Wellington Street North, Hamilton, ON L8R 3J4
50 Cathcart Street, Hamilton, ON L8R 3J7

Between: EQUITON LIVING Landlord

and

Refer to attached Schedule 2 Tenants

EQUITON LIVING (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 27, 2026.

The following parties attended the case management hearing: the Landlord's Representative Paul Cappa; the Landlord's Agents Melissa Dickinson, Quasim Shariff, Carmela Antonio, and Laveena Sansal; Kevin Staats as Tenant Representative for unit 1006; Tenant Abdoulmajid Ousmane Balaand; and several other Tenants who represented themselves.

The Certificate of Service filed by the Landlord on April 1, 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:

50 Cathcart Street:

122, 124, 126, 131, 132, 217, 218, 220, 224, 226, 229, 230, 231, 319, 330, 332, 333, 335, 336, 419, 429, 430, 431, 433, 436, 519, 523, 525, 531, 532, 536, 537, 621, 626, 628, 631 and 635.

125 Wellington Street North:

102, 106, 114, 206, 216, 302, 304, 306, 308, 316, 318, 401, 402, 403, 404, 410, 415, 416, 418, 501, 507, 508, 509, 511, 512, 515, 516, 517, 518, 601, 602, 606, 608, 614, 701, 703, 706, 710, 712, 713, 714, 804, 806, 807, 811, 902, 909, 912, 913, 1004, 1011, 1012, 1103, 1106, 1107, 1108, 1203, 1211, 1401, 1411, 1503, 1505, 1508, 1511, 1513, 1601, 1603, 1606, 1608, 1611, 1711, 1712, 1713, 1801, 1811, 1812, 1901, 1904, 1907 and 1913.

The Certificate of Service filed by the Landlord on April 1, 2026 indicated that the following tenants were not served as there was an "X" beside their names, however the Landlord's Representative stated that this was an error and that these parties were actually served with the application and notice of hearing: Abdifatah Mohamed Osman and William Lillycrop.

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

1. The maximum rent increase above the guideline because of capital expenditures is 3.10%. This increase is for the following capital expenditures:
 - a. Building Sealant and Masonry Repairs;
 - b. Garage Overhead Door Replacement;
 - c. Booster Pump System;
 - d. Storm Drain and Catch Basin;
 - e. Refurbish Windows and Patio Doors;
 - f. Parking Garage Restoration (phase 1), and;
 - g. Lighting Retrofit.
2. Where the Landlord's application requests an increase of 3.85%, the maximum increase above the guideline for these units is 3.10%. This increase is to be taken as follows: 3.00% in the first year; and 0.10% in the second year.
3. Where the Landlord's application requests an increase of 3.65%, the maximum increase above the guideline for these units is 2.94%. This increase is to be taken in the first year.
4. Where the Landlord's application requests an increase of 3.53%, the maximum increase above the guideline for these units is 2.84%. This increase is to be taken in the first year.
5. Where the Landlord's application requests an increase of 2.63%, the maximum increase above the guideline for these units is 2.12%. This increase is to be taken in the first year.
6. Where the Landlord's application requests an increase of 2.55%, the maximum increase above the guideline for these units is 2.05%. This increase is to be taken in the first year.
7. Where the Landlord's application requests an increase of 1.03%, the maximum increase above the guideline for these units is 0.83%. This increase is to be taken in the first year.
8. The weighted useful life for the capital expenditures is as specified on Schedule 3.
9. The first effective date of the rent increase above the guideline is July 1, 2024.

10. The Tenants shall pay to the Landlord any sum of money that is owed as a result of this order within 90 days of the date of this order, but may negotiate a payment plan with the Landlord for a longer period of time, if needed.

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 90 days of the date of this order.

June 26, 2026

Date Issued

Denise Hannivan

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 rent increase for 2024 and for 2025 is 2.50%. The annual guideline rent increase for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:**50 Cathcart Street, Hamilton, Ontario, L8R 3J7**

116	216	329	435	619
117	219	331	437	622
118	227	334	520	624
119	228	337	521	625
121	233	422	524	627
125	320	423	526	629
127	321	424	527	633
129	322	425	528	
130	324	427	529	
133	326	432	533	
134	328	434	534	

125 Wellington Street North, Hamilton, Ontario, L8R 3J4

101	503	812	1201	1612
104	504	813	1202	1613
107	505	901	1204	1701
112	506	903	1205	1703
113	510	904	1207	1704
205	513	905	1209	1705
207	514	906	1210	1706
208	605	907	1212	1707
210	607	910	1213	1708
211	611	911	1402	1709
212	612	1000	1404	1710
213	613	1001	1405	1802
301	615	1002	1406	1803
303	616	1003	1407	1804
305	617	1005	1408	1805
307	618	1006	1409	1806
309	702	1007	1410	1807
311	704	1008	1412	1808
313	705	1009	1501	1809
314	707	1010	1502	1810
315	708	1013	1506	1813
405	709	1101	1507	1902
407	801	1102	1509	1903
408	802	1104	1510	1905
411	803	1105	1512	1906
412	805	1109	1602	1909
413	808	1110	1605	1910
414	809	1112	1609	1912
502	810	1113	1610	

Schedule 2 - Tenants who are Affected by this Order:

Abdelkarim, AlthaherH	Boafo, Victoria
Abdou, Yahya	Bowslaugh, Stephany
Abdoulwahed, Rashid	Bryant, Melvin
Abdullahi, Mohamed	Bryant, Susan
Adam, Abdulmunim Silik	Bulne, Sidnoor Abdi
Adbullahikhasim, Dekka	Cairns, Nancy
Adela, Mengual Maria	Calderon, Ana
Ademaj, Duda	Carter, Kim
Ademaj, Kujtim	Chenard, Jean-Simon
Ademi, Nexnip	Churchill, Andrew
Ademi, Sala	Clare, Nathaniel
Ahmat, Noura Hamid	Daley, Fitzroy
Ahmed, Haroon	Dang, Linh
Ahmed, Mohamed Abdikadir	David, Dominique Mariah
Aladrisi, Salah Khaled	Deepika, Deepika
Aleman, Manuel	Derksen, Heather
Alex, Jilsmon	Dervisholli, Ibush
Ali, AddeOmar	DeVerteuil, Patrice
Ali, Hussein Hawa	Dimitroff, Veronica Green
Ali, Kasim	Diro, Jan
Ali, Osob	Dobson, Susan Stiles
Ali, Saciido	Doughty, Sarah
Ali, Sudio Murjan	Dudek, Nicole
Ali, Zahara Osman	Dumouchel, Ashonnti
Alkodori, Hamsa	Dunbar, Brittany
Al-Zawqari, Omar	Ebrahim, Mrwa Esmaeel
Amarkhail, Mohammad Yousuf	Edwards, Linda
Amoeteng, Clifford	Edwards, Matthew
Anderson, Carla	Edwards (Leduc), Amanda
Armstrong, Chantel	Erie, Christina
Armstrong, Sean	Eyobo, Stephen
Augustine, Lyndsay	Faanu, Phil
Ayuknken, Policarp	Fairbairn, Elliott
Aziz, Ahmad	Falletta, Lilliane
Babu, Gibu George	Farah, Arish
Badmus, Samiat	Faroqui, Mohammed Ashhar
Badran, Mohamed	Fatima, Syeda Juveria
Bala, Abdoulmajid Ousmane	Fatuma, Ali
Barr, Robert	Fenton, Lancelot
Bastawi, Hatim	Feta, Sabit
Bejerimi, Faten	Fevez, Christopher
Belbin, Samantha	Fika, Halima
Bello, Nosirullah	Forest, Kim
Berg, Colleen	Froud, Shanti
Betty, Howard	Gajjar, Mausami
Bibe, Seema	Gammie, Kaitlyn

Gebremichael, Maza
Geoffroy, Jamie
Ghafoury, Mohammad
Ghafoury, Rohina
Ghafoury, Shukria
Ghafoury, Yaqub
Gladysz, Billy
Glover, Bruce
Gonzales, Posas Maria
Green, James
Haddad, Abed
Haddad, Omar
Hady, Natalia
Haghighi, Tarannom
Haidari, Razia Barak
Hajzeraj, Ruke
Hamza, Basil
Hamza, Musab
Hasan, Amal
Hassan, HalleOumar
Haziri, Ibrahim
Haziri, Sabile
Haziri, Xhevrie
Haziri, Zyrasete
Henry, Karen Violet
Henry, Robert
Hill, Darren
Homer, Amanda
Hoye, Barbra
Hughes, Rousha
Hussein, Hawa Abdollah
Hussen, Hawalssak
Hussen, Mohamud
Iannuzziello, Mark
Ibrahim, Barwaqo
Ibrahim, Hoda
Imam, Tawhida
Imeri, Igballe
Jama, Asli
Jeremiah, Ricky
Johnson, AnadoAlva
Johnson, Opal
Jose, Alan
Jose, Amal
Jose, Arun
Jubartallah, Mohamed AlHasen
Jumbo, Richmond
Kachora, Dabasa

Kadee, Wael
Karimi, Zohra
Karuzi, Gatabazi
Karuzi, Nariburwa Serugo
Kaur, Varinder
Kedini, John
Kelvazar, Saeed
KHADIJO, HUSSEIN
Kroková, Gabriella
Kuhaly, SalehAl
Kunjappan, Joemon
Kuruville, Arjun
Lalois, Alea
Latchhman, Sophia
Lianos, Teresa
Ligy, Mary
Iodin, Zohra
Lillicrop, William
Luong, Jacki
Luong, Quan Hoa
MacDonald, Sylvia
Machin, Edward James
Machin, Kerry
Macwan, Florence
Mahie, Hoda
Malicha, Galma Okui
Malloy, Matthew
Mamar, Hamir
Mason, Millicent
Maude, Joanna
Mbina, Delvain
Mbukam, Edward
McCallum, Steven
McNeil, Susan
Meth, Suy
Miller, Carolyn
Moalin, Abukar Abdulqadir
Mohamed, Ahmed
Mohamed, Alia
Mohamed, Leyla
Mohamed, Mahad
Mohamed, Mohamud
Mohamed, Noor
Mohamed, Osman Abdiaziz
Mohamed, Rahma
Mohamed, SaeedNur
Mohammed, Mohammed Khan
Mohamud, Ahmed

Mombo, Cassandra Sandrine Maroga
Morris, Sherline
Moussa, Samira
Msimanga, Travolter
Muhumed, Zahara
Mulherin, Georgina
Nasib, Shamso Mohamed
Nawara, Sherif
Nemera, Senan
Nevar, Robert
Newby, Travis
Newman, Kyle
Ngorore, Erica
Nur, Mohamed
Nuredini, Shengjyle
O'Neill, Gavin
Odunfa, Oluwatoyin
Okiemute, Sylvester
Olbrycht-Hady, Malgorzata
Olenroot, Marthinus
Omar, Rojan
Oscos, Jose
Oscos, Jose.
Oscos, Yazmin
Osman, Abdiahman Mohamed
Osman, Abdifatah Mohamed
Osman, Abdikhalik
Ozulumba, Ijeoma
Paige, Justin
Paniagua, Sean
Parikh, Kathan
Patel, Atulkumar
Patel, Avikumar
Patel, Chajtaliben
Patel, Maithili
Patel, Rinkesh
Peacock, Dennis
Pellazari, Clifford
Pesta, Zdenek
Pestova, Marcela
Pooley, Margaret
Poulin, Bruno
Provo, Edward
Provo, Michelle
Purathayil, Nisha Francis
Rage, Halima Abdirahman
Rashid, Salah
Readman, Jonathon

Reise, Chris
Roberts, Michael
Rockall, Stephen
Rolfe, Ann
Rolfe, John
Ryckman, Barry
Saaka, Sulemana A.
Saed, Nur
Saeed, Asmaa Mohammed
Sager, Nathan
Said, Hamdi
Salami-Bello, Ruqayyah
Salat, Fardosa
Salem, Haamdi
Security, Groupi Guard 360
Shala, Arsim
Sharma, Urvashi
Shorten, Jennifer
Silva, Dylan D
Simnica, Haxhere
Simnica, Mahmut
Simnica, Mevlude
Singh, Sumit
Sminica, Hadije
Souleymane, HamidAdam
Soun, Oung
Soun, Tall
Spettigue, Donna
Staples, Jerome
Starzynski, Ryszard
Stauffer, Jonathan
Stephenson, John
Stephenson, Louis
Stewart, Meghan
Sukhadia, Heminkumar
Sulker, Bridget
Surquy, Layla Cabdinur
Suruj, Y Mohamed Sultan
Taylor, Kimberley
Telci, Nadya El
Thi Le, Trang
Tiller, Amanda
Tobias, Ernest
Tocani, Xhevdet
Toledo, Humberto
Touray, Alieu
Tuku, Fatima Mahmoud
Tulejova, Alzbeta

Tulloch, Delrose
Tulloch, Lorenzo
Ugiomoh, Nathaniel
Umutoni, Ingrid
Vankerrebroeck, Nicholas
Varga, Helen
Vasoya, Dushyant
Walker, Vernon
Watkins, April
Watkins, Bradley
Watkins, Lynn
Watson, Annie

Watson, Arlene
Watson, Jordan
Watson, Kim
Wharton, John
Winger, Mark
Yongoro, Oumarou
Young, Deborah
Youssof, Ali
Yusuf, Ahmed Mohamed
Yusuf, Hodhan
Zacher, Cole

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is July 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 of:	July 1, 2024 to June 30, 2025		July 1, 2025 to June 30, 2026			
	% 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
Rental Unit Address						
116, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
117, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
118, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
119, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
121, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
125, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
127, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
129, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
130, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
133, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
134, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
216, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
219, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
227, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
228, 50 Cathcart Street	2.05%	2.05%	0.00%	0.00%	14	2.05%
233, 50 Cathcart Street	3.00%	3.00%	0.00%	0.00%	15	2.94%
320, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
321, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
322, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
324, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
326, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
328, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
329, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
331, 50 Cathcart Street	2.05%	2.05%	0.00%	0.00%	14	2.05%
334, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
337, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
422, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
423, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
424, 50 Cathcart Street	2.05%	2.05%	0.00%	0.00%	14	2.05%
425, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
427, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
432, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
434, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
435, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%

For the period of:	July 1, 2024 to June 30, 2025		July 1, 2025 to June 30, 2026			
	% 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
Rental Unit Address						
437, 50 Cathcart Street	3.00%	3.00%	0.00%	0.00%	15	2.94%
520, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
521, 50 Cathcart Street	3.00%	3.00%	0.00%	0.00%	15	2.94%
524, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
526, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
527, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
528, 50 Cathcart Street	2.05%	2.05%	0.00%	0.00%	14	2.05%
529, 50 Cathcart Street	2.05%	2.05%	0.00%	0.00%	14	2.05%
533, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
534, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
619, 50 Cathcart Street	2.05%	2.05%	0.00%	0.00%	14	2.05%
622, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
624, 50 Cathcart Street	3.00%	3.00%	0.00%	0.00%	15	2.94%
625, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
627, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
629, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
633, 50 Cathcart Street	3.00%	3.00%	0.10%	0.10%	15	3.10%
101, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
104, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
107, 125 Wellington Street North	3.00%	3.00%	0.00%	0.00%	15	2.94%
112, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
113, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
205, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
207, 125 Wellington Street North	3.00%	3.00%	0.00%	0.00%	15	2.94%
208, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
210, 125 Wellington Street North	0.83%	0.83%	0.00%	0.00%	15	0.83%
211, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
212, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
213, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
301, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
303, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
305, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
307, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
309, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
311, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
313, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
314, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
315, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
405, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
407, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
408, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%

For the period of:	July 1, 2024 to June 30, 2025		July 1, 2025 to June 30, 2026			
	% 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
Rental Unit Address						
411, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
412, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
413, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
414, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
502, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
503, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
504, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
505, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
506, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
510, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	2.84%
513, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
514, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
605, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
607, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
611, 125 Wellington Street North	3.00%	3.00%	0.00%	0.00%	15	2.94%
612, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
613, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
615, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
616, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
617, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
618, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
702, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
704, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
705, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
707, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
708, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
709, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
801, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
802, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
803, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
805, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
808, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
809, 125 Wellington Street North	2.05%	2.05%	0.00%	0.00%	14	2.05%
810, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
812, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
813, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
901, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
903, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
904, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
905, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
906, 125 Wellington Street North	3.00%	3.00%	0.00%	0.00%	15	2.94%

For the period of:	July 1, 2024 to June 30, 2025		July 1, 2025 to June 30, 2026			
	% 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
Rental Unit Address						
907, 125 Wellington Street North	2.05%	2.05%	0.00%	0.00%	14	2.05%
910, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
911, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1000, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1001, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1002, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1003, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1005, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1006, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1007, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1008, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1009, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1010, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1013, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1101, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1102, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1104, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1105, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1109, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1110, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1112, 125 Wellington Street North	3.00%	3.00%	0.00%	0.00%	15	2.94%
1113, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1201, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1202, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1204, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1205, 125 Wellington Street North	2.05%	2.05%	0.00%	0.00%	14	2.05%
1207, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1209, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1210, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1212, 125 Wellington Street North	2.05%	2.05%	0.00%	0.00%	14	2.05%
1213, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1402, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1404, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1405, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1406, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1407, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1408, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1409, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1410, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1412, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1501, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%

For the period of:	July 1, 2024 to June 30, 2025		July 1, 2025 to June 30, 2026			
	% 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
Rental Unit Address						
1502, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1506, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1507, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1509, 125 Wellington Street North	2.05%	2.05%	0.00%	0.00%	14	2.05%
1510, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1512, 125 Wellington Street North	2.05%	2.05%	0.00%	0.00%	14	2.05%
1602, 125 Wellington Street North	2.05%	2.05%	0.00%	0.00%	14	2.05%
1605, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1609, 125 Wellington Street North	2.05%	2.05%	0.00%	0.00%	14	2.05%
1610, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1612, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1613, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1701, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1703, 125 Wellington Street North	2.05%	2.05%	0.00%	0.00%	14	2.05%
1704, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1705, 125 Wellington Street North	2.05%	2.05%	0.00%	0.00%	14	2.05%
1706, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1707, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1708, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1709, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1710, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1802, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1803, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1804, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1805, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1806, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1807, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1808, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1809, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1810, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1813, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1902, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1903, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1905, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1906, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1909, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%
1910, 125 Wellington Street North	2.12%	2.12%	0.00%	0.00%	14	2.12%
1912, 125 Wellington Street North	3.00%	3.00%	0.10%	0.10%	15	3.10%

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 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 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.