



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-090983-25

In the matter of: 86 Wellington Street East, Barrie, Ontario, L4M 2C5

Between: M Residential Real Estate LP Landlord

and

Refer to attached Schedule 2 Tenants

M Residential Real Estate LP (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 was held by videoconference on April 22, 2026. The following parties attended: the Landlord's Legal Representative, Carter Van Kessel; and the Tenant from Unit W003.

Parties reached an agreement and requested an order on consent to resolve the application.

The parties agreed that:

1. The maximum rent increase above the guideline because of capital expenditures is **1.84%**. This increase is for the following capital expenditure: Foundation Staircase Repair.
2. Where the Landlord's application requests an increase of 1.84%, the maximum increase above the guideline for these units is 1.84%. This increase is to be taken in the first year.
3. The weighted useful life for the capital expenditures is 10 years.
4. The first effective date of the rent increase above the guideline is March 1, 2026.
5. 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.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 1.84% 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 1.84% within the time period of March 1, 2026 to February 28, 2027.
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 60 days of the date of this order.

June 29, 2026

Date Issued

Lindsay Phomin

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 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 3 for information about the date and amount of the rent reduction.
4. The annual guideline for 2026 is 2.10%, and for 2027 is 1.90%.

Schedule 1 - Units affected by this Order:

86 Wellington Street East, Barrie, Ontario, L4M 2C5

W001

W002

W003

W004

W005

W006

W007

W008

W009

Schedule 2 - Tenants who are Affected by this Order:

Bell, Mavis
Isabelle, Dan
Isabelle, Mary
Maehara, Tsugio
McFarland, Tom
Murphy, Gabriel
Murray, Bryanna
Odorico, John
Stainton, Stephanie
Tomlinson, Sheila
Toynton, Andrew

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 of March 1, 2026 to February 28, 2027, 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 the 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 of March 1, 2026 to February 28, 2027, 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 the 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.