



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-005919-23

In the matter of: 1137 Royal York Road, Toronto, ON M9A 4A7
1139 Royal York Road, Toronto, ON M9A 4A8
1141 Royal York Road, Toronto, ON M9A 4A9

Between: Royal York Gardens Apartments Landlord

and

Refer to attached Schedule 2 Tenants

Royal York Gardens Apartments (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 August 12, 2025.

The following parties attended the hearing on behalf of the Landlord: The Landlord's Legal Representative, Heather Waese, the Landlord's Agent, Arnold Agulnik.

The following Tenants attended the hearing: The Tenants' Legal Representative, Joel Cross, Jose Malespin, Paul Quigley, Jason Frederick Waring, Petro Kondrakhin, Richard Franklin Carter, Connie Parlee, Alicia Dlugoborski, Fallon Alexandra Allen, Albert John McCloskey, Elizabeth Vonsymborski, Susan Ogurian, Susan Poole, Veronica Valenzuela, Danielle Miles, Valerie Volny, Linda Skousen, Strahinja Nakic, Tetiana Kovalova, Meredith Brown, Maria Valentina Bustos Fabregui, Donna Quance and Vera Zindovic.

The Certificate of Service filed by the Landlord on July 11, 2025, indicates that some rental units listed in the application were not served with the application and notice of hearing. The Board shall 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:

1137 Royal York Road: 0212, 0302, 0305, 0312, 0403, 0404, 0408, 0503, 0612, 0707, 0710, 0712, 0802, 0803, 0805, 0807, 0809, 0810;

1139 Royal York Road: 0102, D Michael of unit 105, 0107, 0111, 0202, 0205, 0207, 0301, 0304, 0305, 0309, 0401, 0402, 0403, 0405, 0408, 0502, 0506, 0507, 0603, 0606, 0608, 0702, 0704, 0705, 0706;

1141 Royal York Road: 0107, 0307, 0504, 0507, 0509, 0605, 0606, 0701, 0702, 0706, 0708, 0902, 0903 and 1002.

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

1. The maximum rent increase above the guideline because of capital expenditures is 1.25%. This increase is for the following capital expenditures:
 - a. Balcony Restoration;
 - b. Fence;
 - c. Interior Lighting Retrofit;
 - d. Trench Replacement;
 - e. Railings;
 - f. Mailboxes;
 - g. Corridor Painting;
 - h. Flooring Replacement; and
 - i. Wood Enclosure.
2. Where the Landlord's application requests an increase of 1.69%, the maximum increase above the guideline for these units is 1.25%. This increase is to be taken in the first year.
3. Where the Landlord's application requests an increase of 1.36%, the maximum increase above the guideline for these units is 1.05%. This increase is to be taken in the first year.
4. Where the Landlord's application requests an increase of 1.34%, the maximum increase above the guideline for these units is 1.05%. This increase is to be taken in the first year.
5. Where the Landlord's application requests an increase of 0.88%, the maximum increase above the guideline for these units is 0.55%. This increase is to be taken in the first year.
6. Where the Landlord's application requests an increase of 0.68%, the maximum increase above the guideline for these units is 0.40%. This increase is to be taken in the first year.
7. Where the Landlord's application requests an increase of 0.67%, the maximum increase above the guideline for these units is 0.40%. 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 March 1, 2023.

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.



August 29, 2025

Date Issued

Roxanne Theriault

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.

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 2023 is 2.50% and for 2024 is 2.50%.

Schedule 1 - Units affected by this Order:**1137 Royal York Road, TORONTO, Ontario, M9A 4A7**

101	201	307	502	607	804	911
102	202	308	504	608	806	912
103	203	309	505	609	808	1001
104	204	310	506	610	811	1002
105	205	311	507	611	812	1003
106	206	401	508	701	901	1004
107	207	402	509	702	902	1005
108	208	405	510	703	903	1006
109	209	406	511	704	904	1007
110	210	407	512	705	905	1008
111	211	409	601	706	906	1009
112	301	410	602	708	907	1010
113	303	411	603	709	908	1011
114	304	412	605	711	909	
115	306	501	606	801	910	

1139 Royal York Road, TORONTO, Ontario, M9A 4A8

101	204	404	509	707	807	907
104	206	406	601	708	808	908
105	208	407	602	709	809	909
106	209	409	604	801	901	1001
108	302	501	605	802	902	1002
109	303	503	607	803	903	1003
110	306	504	609	804	904	1005
201	307	505	701	805	905	1006
203	308	508	703	806	906	1007

1141 Royal York Road, TORONTO, Ontario, M9A 4A9

101	202	304	407	604	803	907
102	203	305	408	607	804	908
103	204	306	409	608	805	909
104	205	308	501	609	806	1001
105	206	309	502	703	807	1003
106	207	401	503	704	808	1004
108	208	402	505	705	809	1005
109	209	403	508	707	901	1006
110	301	404	601	709	904	1007
111	302	405	602	801	905	1008
201	303	406	603	802	906	

Schedule 2 - Tenants who are Affected by this Order:

A. Miller, Ms. Helen	Dlugoborski, Alicia	Johnson, Karen
Abouelalla, Sherif	Dodson, Doreen	Johnston, David W.
Agafonova, Olga	Dojcinovic, Djordje	Jorgo, Inis
Agalliu, Alba	Doody, Joan	Kacaj, Angjelin
Aguiar, Brian Alexandre	Dove, Ronald Stanly	Kaminskaia, Nina
Aitken, Grant	Drinziu, Ramadan	Kaneko, Mami
Alcamo, Joanne	Dunsire, Natalie	Kapetaneas, Nicholas
Alexander, Dianne	E. Simkin, Mrs. Ann	Kasmi, Lorenc
Allen, Fallon Alexandra	Edralin, Evelyn	Khoshaba, Hiba Amy
Anderson, Stephen	Emes, Larisa	Khubyar, Esther
Andjelkovic, Gordana	Encalada, Modesto	Kim, Bohyun
Andrianova, Ludmila	Finlay, Mr. David	Kim, Jong Suk
Angelov, Tsvetan Nikolae	Finlay, Mrs. Sybil	Kingsley, Euan
Arellano, Orlando	Franklin Carter, Mr. Richard	Kitcher, Catherine
Avila, Guillermo	Frick, Anna	Kiustenoglou, Chris
Baker, Miss Marlyn	Fulton, Richard	Kondrakhin, Petro
Balashi, Jetmir	Gallo, Joanne	Kordyuk, Oleksandr
Barosan, Gerard	Gjoka, Vera	Korovesi, Robert
Bates, Christine	Gniewek, Elzbieta	Kovalova, Tetiana
Bates, Jennifer	Green, John Urie	Krnet, Nermina
Bautista, Rutchell	Green-Haighway, Betty	Kucheruk, Vadym V.
Bencsik, Robert	Gregorczyk, Anna	Kusakawa, Silvio Masao
Benedetti, Pietro	Gruetzner, Ms. Martha	Lapchynskyi, Vadym
Berry, Carol	Gubskyi, Artem	Lavin, Dolores
Bida, Afrim	Gubskyi, Oleksandr	Lebedenko, Iryna Yuriivna
Bourne, Charlene	Guled, Sahra	Lebedenko, Larysa V.
Branco, Dianne	Gusic, Tanja	Leiva, Eva
Brown, Meredith	Haller, Shirley	Lena, Artur
Burke, Maxine	Hedley, Jane	Leon, Edelma Yanes
Bustos Fabregui, Maria Valentina	Henning, Maija	Leondidis, Peter Pantheleon
Campagnaro, Guy	Hernandez, Gonzalo	Li, Xiuping
Caylakyan, Berc H.	Hilton, Donald	Libanio, Susan
Cesario, Francesco	Hinds, Ryan Graham	Little, Raymond
Chiappetta, Mauro	Hnayda, Peter Alexander	Logan, Michael
Chuvalo, Jesse Steven	Holmes, Rhonda	Loncar, Marija
Daley, Jolyse Adora	Hopp, Carol	Lotfi, Mohsen
Davison, Paul	Hornsby, Andrew	Lukonin, Oleksandr
Deangelis, Gino	Hornsby, Natalie	Lutsiv, Taras
Delgado, Helena Henriques	Hynes, Carol Lynne	Macdonald, Ian
Delgado, Romulo	Ingle, Susan	Madden, Harry
Demchyshyn, Melissa	Iwasaki, Masako M.	Maitland, Ms Jan
Deonarain, Jasodra	Iwasykiw, Anna	Malcolm, Ms. Virginia
Diakiw, Olena	J. Ogurian, Mrs. Susan	Malespin, Mr. Jose
Diaz-Rodriguez, Marina	Jayaraman, Santhiya	Malespin, Mrs. Raquel
Dico, Adriana Ramona	Johanson, Ms Glenda	Manbert, Ray
Di Vincenzo, Amy Marie	John McCloskey, Mr. Albert	Marconi, Paula Vittoria

Maunu-Westley, Christine
 McConnell, Mike
 Mcgrann, Ms. Maureen
 Melchiorre, Joeen
 Mellon, Carolyn
 Menghistu, Mehari Tewolde
 Miaskowski, Mike
 Michael, D
 Miles, Danielle
 Mills, Erika
 Mirosznik, Lorna
 Monardo, Kathryn
 Morales, Chris
 Morton, Alice
 Mrozek, Artur
 Murphy, Ms. Susan
 Myles, Edward
 Na, Jenny
 Nagy, Ms. Maria
 Nakic, Nera
 Neal, David Bailey
 Needham, John
 Nichols, Yvonne
 Nikitin, Konstantin
 Nikitina, Elena
 Novikova, Maria
 Oleszko, Mr. Leslaw
 Oleszko, Mrs. Violetta
 Onuska, George
 Opruta, Horatiu
 Orlowicz, Ewa
 Ortiz, Michael Steve
 Ovcharuk, Olena
 Ozger, Timucin
 Pagratis, Vaso
 Paradine, Rebecca
 Parlee, Connie

Parsamanesh, Gissia
 Paterson, Greg
 Pecuni, Eleni
 Pecuni, Sotir
 Pineda, Mr. Vittorio
 Pineda, Mrs. Nelia
 Poole, Ms. Susan
 Puopolo, Vito
 Puric, Goran
 Quance, Donna
 Quigley, Paul
 Rajewska, Dorota
 Raval III, Vicente Kinney
 Reilly, Irene
 Roberto, Tina
 Romanyeyeva, Darya
 Rouatt, Matthew
 Safi, Nashir
 Sanderson, Tianne
 Sanita, Daniela
 Sarkozy, Tymeia Elizabeth
 Schillaci, M
 Schultz, Carol
 Seitan, Novela
 Semenov, Roman
 Servello, Domenic
 Seyed-Yaghoubi, Seyed Ali
 Shaparyev, Maksym
 Sharma, Ashvani
 Sharshon, Petro
 Sheffield, Sherri
 Silva Gomez, Cecilia Veronica
 Silveira, Sandra Maria
 Simandl, Steve
 Skenduli, Barhyl
 Skousen, Linda A.
 Smirniw, Mrs. Mary

Springer, Julie
 Stager, James M.
 Stern, Richard
 T, Alondra Quijano
 Taranjeet, Taranjeet
 Taylor, Jonathan
 Taylor, Joyce
 Testa, Laurie Anthony
 Thomas, Jannie
 Thomson, Brian
 Tomasevic, Milos
 Valenzuela, Veronica
 Vanat, Rostyslav
 Vanwijk, Carol
 Velimirovic, Zoran
 Volny, Valerie
 Vonsymborski, Ms. Elizabeth
 Wali, Simona
 Walker, Michael
 Waring, Jason Frederick
 Warren, Jean
 Warren, Ms. Margaret
 Westlake, Carolyn
 Wiens, Marjorie Marie
 Wilson, Jeffrey Brian
 Wilson, Roderick Alex
 Wolfer, Tom
 Wolman, Ellen
 Wray, Carly
 Yashan, Oleksandr Ivano
 Zambrano, Luis
 Zindovic, Vera
 Zlatic, Darko
 Zochowski, Susan
 Zvirgzdinas, Jonas

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is March 1, 2023**

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 March 1, 2023 to February 29, 2024				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
0101, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0102, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0103, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0104, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0105, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0106, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0107, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0108, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0109, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0110, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0111, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0112, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0113, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0114, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0115, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0201, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0202, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0203, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0204, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0205, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0206, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0207, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0208, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0209, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0210, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0211, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0301, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0303, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0304, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0306, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0307, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0308, 1137 Royal York Road	0.40%	0.40%	12	0.40%
0309, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0310, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0311, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0401, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0402, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0405, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0406, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0407, 1137 Royal York Road	0.40%	0.40%	12	0.40%
0409, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0410, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0411, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0412, 1137 Royal York Road	1.25%	1.25%	12	1.25%

For the period of March 1, 2023 to February 29, 2024				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
0501, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0502, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0504, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0505, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0506, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0507, 1137 Royal York Road	1.05%	1.05%	11	1.05%
0508, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0509, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0510, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0511, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0512, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0601, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0602, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0603, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0605, 1137 Royal York Road	1.05%	1.05%	11	1.05%
0606, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0607, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0608, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0609, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0610, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0611, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0701, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0702, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0703, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0704, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0705, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0706, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0708, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0709, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0711, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0801, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0804, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0806, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0808, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0811, 1137 Royal York Road	1.05%	1.05%	11	1.05%
0812, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0901, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0902, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0903, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0904, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0905, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0906, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0907, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0908, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0909, 1137 Royal York Road	0.40%	0.40%	12	0.40%
0910, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0911, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0912, 1137 Royal York Road	1.25%	1.25%	12	1.25%
1001, 1137 Royal York Road	1.25%	1.25%	12	1.25%
1002, 1137 Royal York Road	1.25%	1.25%	12	1.25%
1003, 1137 Royal York Road	0.55%	0.55%	12	0.55%
1004, 1137 Royal York Road	1.25%	1.25%	12	1.25%

For the period of March 1, 2023 to February 29, 2024				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
1005, 1137 Royal York Road	1.25%	1.25%	12	1.25%
1006, 1137 Royal York Road	1.25%	1.25%	12	1.25%
1007, 1137 Royal York Road	0.55%	0.55%	12	0.55%
1008, 1137 Royal York Road	0.55%	0.55%	12	0.55%
1009, 1137 Royal York Road	1.25%	1.25%	12	1.25%
1010, 1137 Royal York Road	1.05%	1.05%	11	1.05%
1011, 1137 Royal York Road	1.25%	1.25%	12	1.25%
0101, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0104, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0105, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0106, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0108, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0109, 1139 Royal York Road	0.40%	0.40%	12	0.40%
0110, 1139 Royal York Road	0.40%	0.40%	12	0.40%
0201, 1139 Royal York Road	0.55%	0.55%	12	0.55%
0203, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0204, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0206, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0208, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0209, 1139 Royal York Road	0.55%	0.55%	12	0.55%
0302, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0303, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0306, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0307, 1139 Royal York Road	0.40%	0.40%	12	0.40%
0308, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0404, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0406, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0407, 1139 Royal York Road	0.40%	0.40%	12	0.40%
0409, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0501, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0503, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0504, 1139 Royal York Road	0.40%	0.40%	12	0.40%
0505, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0508, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0509, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0601, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0602, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0604, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0605, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0607, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0609, 1139 Royal York Road	0.40%	0.40%	12	0.40%
0701, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0703, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0707, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0708, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0709, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0801, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0802, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0803, 1139 Royal York Road	0.40%	0.40%	12	0.40%
0804, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0805, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0806, 1139 Royal York Road	1.25%	1.25%	12	1.25%

For the period of March 1, 2023 to February 29, 2024				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
0807, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0808, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0809, 1139 Royal York Road	0.55%	0.55%	12	0.55%
0901, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0902, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0903, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0904, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0905, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0906, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0907, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0908, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0909, 1139 Royal York Road	1.25%	1.25%	12	1.25%
1001, 1139 Royal York Road	1.25%	1.25%	12	1.25%
1002, 1139 Royal York Road	1.25%	1.25%	12	1.25%
1003, 1139 Royal York Road	1.25%	1.25%	12	1.25%
1005, 1139 Royal York Road	1.25%	1.25%	12	1.25%
1006, 1139 Royal York Road	1.25%	1.25%	12	1.25%
1007, 1139 Royal York Road	1.25%	1.25%	12	1.25%
0101, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0102, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0103, 1141 Royal York Road	0.40%	0.40%	12	0.40%
0104, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0105, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0106, 1141 Royal York Road	1.05%	1.05%	11	1.05%
0108, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0109, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0110, 1141 Royal York Road	0.40%	0.40%	12	0.40%
0111, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0201, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0202, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0203, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0204, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0205, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0206, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0207, 1141 Royal York Road	0.55%	0.55%	12	0.55%
0208, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0209, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0301, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0302, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0303, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0304, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0305, 1141 Royal York Road	0.55%	0.55%	12	0.55%
0306, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0308, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0309, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0401, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0402, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0403, 1141 Royal York Road	1.05%	1.05%	11	1.05%
0404, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0405, 1141 Royal York Road	0.40%	0.40%	12	0.40%
0406, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0407, 1141 Royal York Road	1.25%	1.25%	12	1.25%

For the period of March 1, 2023 to February 29, 2024				
Rental Unit Address	% inc for Cap Exp (Max 3%)	Total Increase (Excludes Guideline)	Weighted Useful Life	Total % for Cap Exp
0408, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0409, 1141 Royal York Road	0.55%	0.55%	12	0.55%
0501, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0502, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0503, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0505, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0508, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0601, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0602, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0603, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0604, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0607, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0608, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0609, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0703, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0704, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0705, 1141 Royal York Road	0.40%	0.40%	12	0.40%
0707, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0709, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0801, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0802, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0803, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0804, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0805, 1141 Royal York Road	0.55%	0.55%	12	0.55%
0806, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0807, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0808, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0809, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0901, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0904, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0905, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0906, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0907, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0908, 1141 Royal York Road	1.25%	1.25%	12	1.25%
0909, 1141 Royal York Road	1.25%	1.25%	12	1.25%
1001, 1141 Royal York Road	1.25%	1.25%	12	1.25%
1003, 1141 Royal York Road	1.25%	1.25%	12	1.25%
1004, 1141 Royal York Road	1.25%	1.25%	12	1.25%
1005, 1141 Royal York Road	1.25%	1.25%	12	1.25%
1006, 1141 Royal York Road	1.25%	1.25%	12	1.25%
1007, 1141 Royal York Road	0.55%	0.55%	12	0.55%
1008, 1141 Royal York Road	1.25%	1.25%	12	1.25%

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 2023 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 2023 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.