



**Order under Section 126
Residential Tenancies Act, 2006**

File Number: LTB-L-081250-22 (TEL-21937-22)

In the matter of: 15 Orton Park Road, Toronto, Ontario, M1G 3G3

Between: Bert F. Grant Management Ltd. c/o DPA Development Inc. Landlord

And

Refer to attached Schedule 2 Tenants

Your file has been moved to the Landlord and Tenant Board's new case management system, the Tribunals Ontario Portal. Your new file number is LTB-L-081250-22.

Bert F. Grant Management Ltd. c/o DPA Development 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 7, 2025.

The Landlord's legal representative, Rachel Mazur, the Landlord's agents, Arshmanie Ramkisson (Director of Property Management), Jana Komisar (Property Manager), Amanda Tan (Finance Director) and Shawn Goldberg (CFO) attended the Case Management Hearing.

The following Tenants attended the Case Management Hearing: Jenesha Keel (Unit 102), Richard Adams and Semone Achille (Unit 202), Lynn Campbell and support person, Jeff Lopez (Unit 205), Andrea Lewis (Unit 207), Namoiah Dematas and support person Fatiah Dematas (Unit 210), Victor Pulfer and support person Monica Scriver (Unit 301), Marjorie Dennis (Unit 303), Lylie Naomie Sanjo Ngimkeu (Unit 307), Jason Richardson (Unit 308), Jordan Oliver (Unit 407), Gopal Maraj (Unit 502), Ezard Harris for Leeford Dennis (Unit 503), Barry Russell (Unit 509), Saleem Ahmed (Unit 601), Sharon Hill-Dennis (Unit 707), Tina Sinkia (Unit 709), Zulakha Azeez (Unit 802), Adenike Deborah Akinduro (Unit 806), Alfred Owusu (Unit 810), Tachelle Mortimore (Unit 902), Aaron Lasovski (Unit 904), M. Arfan Amani and Wajia Zaheri (Unit 907), Agatha Walters (Unit 908), Najiba Zaheri and Shakila Ramazam (Unit 909), Donna Smith (Unit 910), Carmise Thomas for Jalen DaCosta (Unit 1005), Horace Sears (Unit 1006), Shivaune McLymont (Unit 1007), Aruththathy Ahileswaran (Unit 1111), Jason King and Ivy King (Unit 1204), Najia Zaheri (Unit 1207), Genevieve John and Marcus John (Unit 1210), Andrew James (Unit 1501) and Wayne Walters and Corlee Walters (Unit 1509).

The Tenants of the following units were not served with the Notice of Hearing and have been removed as parties to the application: 208, 411, 505, 603, 607, 708, 811, 905, 911, 1001, 1003, 1008, 1011, 1103, 1201, 1202, 1205, 1502, 1506 and 1508.

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

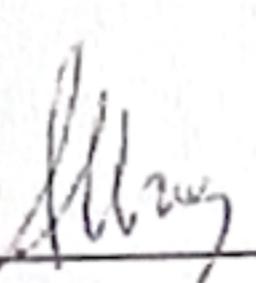
1. The maximum rent increase above the guideline because of capital expenditures is 5.90 %. This increase is for the following capital expenditures:
 - a. Parking Garage Repairs;
 - b. Suite Electrical Panel Replacement;
 - c. Booster Pump Replacement; and
 - d. Garbage Compactor.
2. Where the Landlord's application requests an increase of 6.79%, the maximum increase above the guideline for these units is 5.90%. This increase is to be taken as follows: 3.00% in the first year and 2.90% in the second year.
3. Where the Landlord's application requests an increase of 6.74%, the maximum increase above the guideline for these units is 5.86%. This increase is to be taken as follows: 3.00% in the first year and 2.86 % in the second year.
4. Where the Landlord's application requests an increase of 6.66%, the maximum increase above the guideline for these units is 5.79%. This increase is to be taken as follows: 3.00% in the first year and 2.79 % in the second year.
5. Where the Landlord's application requests an increase of 0.46%, the maximum increase above the guideline for these units is 0.40%. This increase is to be taken as follows: 0.40% in the first year.
6. The weighted useful life for the capital expenditures is as specified on Schedule 3.
7. The first effective date of the rent increase above the guideline is November 1, 2022.

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 180 days of the date of this order.

May 16, 2025
Date Issued


Floredana Ungureanu
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. 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 4 for information about the date and amount of the rent reduction.
4. The annual guideline for 2022 is 1.20%, for 2023 is 2.50% and for 2024 is 2.50%.

Schedule 1 - Units affected by this Order:

102	402	609	903	1204
107	403	610	904	1206
110	404	611	906	1208
111	405	701	907	1209
202	406	702	908	1210
203	407	703	909	1211
204	408	704	910	1401
205	409	705	1002	1402
206	410	706	1004	1403
207	501	707	1005	1404
209	502	709	1006	1405
210	503	710	1007	1406
211	504	711	1009	1407
301	506	801	1010	1408
302	507	802	1101	1409
303	508	803	1102	1410
304	509	804	1104	1411
305	510	805	1105	1501
306	511	806	1106	1503
307	601	807	1107	1504
308	602	808	1108	1505
309	604	809	1109	1507
310	605	810	1110	1509
311	606	901	1111	1510
401	608	902	1203	

Schedule 2 - Tenants who are Affected by this Order:

Acio, Florentina	Gero, Clara	Ngnimkeu, Lylie Naomie
Acio, Jean-Pierre	Go, Chi Kian	Sanjo
Adams, Richard	Graci, Angela	Nguemto, Potamienne
Adeyemi, Adenike	Hall, Garry	Mewa
Adio, Nimotallah	Hannah-Durbano,	O'brien, Corinna
Ahileswaran,	Donny	Oates, June
Aruththathy	Haroun, Mohamed	Ogedengbe, Rosemary
Ahmed, Saleem	Harper, Deborah	Ojewumi, Oluwatoyin
Akinduro, Adenike	Hassan, Intisar	Oliver, Rose
Deborah	Henry, Stacy	Omorogie, James
Ala, Mohammad	Hill-Dennis, Sharon	Ong, Raymond
Allicock, Oswayne	Humphrey, Neurissa	Owusu, Alfred
Allicock, Richard	Hunter, Ameisha	Patel, Matangi
Amani, M. Arfan	James, Andrew	Patterson, Nancy
Amiegbeborh, Catherine	John, Genevieve	Petrovic, Dragana
Amin, Fanek	Johnson, Troy	Phillips, Avastar
Anderson, Rose	Jones, Mildred	Pierre-Louis, Lionel
Archer, Garcia	Joyce, Raven	Prince, Kelene
Azeez, Zulakha	Keel, Jenesha	Pulfer, Victor
Barua, Shajib	Khairullah, Faid	Quesnet, Monique
Bisson, Stephanie	Kibrom, Ghirmatsion	Rai, Aanchal
Blake, Quwayne	King, Jason	Reid, George
Browne, Ralph	Lasovski, Aaron	Ruffington, Nadine
Byard, Tina	Lewis, Andrea	Sabongui, Gina
Campbell, Lynn	Logan, Kevin	Sadozai, Mohammed
Campbell, Patrick	Lu, My Trinh	Sharif
Carrington, Martin	Macgregor, MELVINA	Safi, Sabor
Caven, Deborah	Mahboob, Ayesha	Sahal, Abdi
Chambers, Sonia	Mann, Mary Jane	Sanchez, Geoffrey
Chong, Hong	Mansfield, Kevin	Sinkia, Tina
Cotterell, Joel	Maraj, Gopal	Small, Natalie
Cotterell, Suzette	Mccoy, TIM	Rosemarie
Coussons, Susan	Mcdowell, WINSTON	Tahir, Inamullah
Dacosta, JALEN	Mclymont, SHIVAUNE	Tolentino, Sernan
Deeble-Nixon, Yvonne	Mcrae, LAURA	Trotman, Troy
Deline, Stanley	Melville, Clarence	Twilab, Lemya
Dematas, Namoiah	Mohamed, Rehema	Walker, Andrea
Dennis, Leeford	Mohammed, Rowda	Walker, Ronald
Dennis, Marjorie	Molina, Recia	Walters, Agatha
Diallo, Fatoumata	Morrissey, Valerie	Walters, Wayne
Dissanayake, Diedrie	Mortimore, Tachelle	Warner, Shawn
Eluozer, Naomi	Navidad, Carolina	Winsor, Patricia
Fraser, Crissy	Nazal, Naji	Wiseman, Caralee
Fridlyand, Lyubov		Zaheri, Najiba

Schedule 3 - Ordered Rent Increase Above the Guideline

First Effective Date of Rent Increase in this Order is November 1, 2022

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	For the period of November 1, 2022, to October 31, 2023		For the period of November 1, 2023, to October 31, 2024			
	% 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
102, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
107, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
110, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
111, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
202, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
203, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
204, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
205, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
206, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
207, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
209, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
210, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
211, 15 Orton Park Road	0.40%	0.40%	0.00%	0.00%	15	0.40%
301, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
302, 15 Orton Park Road	0.40%	0.40%	0.00%	0.00%	15	0.40%
303, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
304, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
305, 15 Orton Park Road	3.00%	3.00%	2.90%	2.90%	12	5.90%
306, 15 Orton Park Road	3.00%	3.00%	2.90%	2.90%	12	5.90%
307, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
308, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
309, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
310, 15 Orton Park Road	3.00%	3.00%	2.90%	2.90%	12	5.90%
311, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
401, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
402, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
403, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
404, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
405, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
406, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
407, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
408, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
409, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
410, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
501, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
502, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
503, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
504, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%

	For the period of November 1, 2022, to October 31, 2023		For the period of November 1, 2023, to October 31, 2024				
	Rental Unit Address	% 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
2	506, 15 Orton Park Road	3.00%	3.00%	2.90%	2.90%	12	5.90%
3	507, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
4	508, 15 Orton Park Road	3.00%	3.00%	2.86%	2.86%	12	5.86%
	509, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	510, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	511, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	601, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	602, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	604, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	605, 15 Orton Park Road	0.40%	0.40%	0.00%	0.00%	15	0.40%
	606, 15 Orton Park Road	0.40%	0.40%	0.00%	0.00%	15	0.40%
	608, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	609, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	610, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	611, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	701, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	702, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	703, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	704, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	705, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	706, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	707, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	709, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	710, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	711, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	801, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	802, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	803, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	804, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	805, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	806, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	807, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	808, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	809, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
2	810, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	901, 15 Orton Park Road	3.00%	3.00%	2.90%	2.90%	12	5.90%
	902, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
4	903, 15 Orton Park Road	0.40%	0.40%	0.00%	0.00%	15	0.40%
	904, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	906, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	907, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	908, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	909, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	910, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	1002, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
	1004, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%

	For the period of November 1, 2022, to October 31, 2023		For the period of November 1, 2023, to October 31, 2024			
Rental Unit Address	% 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
1005, 15 Orton Park Road	3.00%	3.00%	2.90%	2.90%	12	5.90%
1006, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1007, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1009, 15 Orton Park Road	3.00%	3.00%	2.90%	2.90%	12	5.90%
1010, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1101, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1102, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1104, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1105, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1106, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1107, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1108, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1109, 15 Orton Park Road	3.00%	3.00%	2.90%	2.90%	12	5.90%
1110, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1111, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1203, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1204, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1206, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1208, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1209, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1210, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1211, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1401, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1402, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1403, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1404, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1405, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1406, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1407, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1408, 15 Orton Park Road	3.00%	3.00%	2.86%	2.86%	12	5.86%
1409, 15 Orton Park Road	3.00%	3.00%	2.90%	2.90%	12	5.90%
1410, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1411, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1501, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1503, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1504, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1505, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1507, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1509, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%
1510, 15 Orton Park Road	3.00%	3.00%	2.79%	2.79%	13	5.79%

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 2022 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 2022 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.