



Order under Section 126
Residential Tenancies Act, 2006

In the matter of: 20 GOLDBECK LANE, WATERLOO, ON, N2J4L1
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Between: 530675 ONTARIO LIMITED O-A MAYFIELD Landlord
ESTATES LP

and

Refer to attached Schedule 2 Tenants

530675 ONTARIO LIMITED O-A MAYFIELD ESTATES 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 because of an extraordinary increase in the cost for municipal taxes and charges.

This application was resolved by written hearing. The Board received submissions from Tenants Lorrie Symons, Lois Gouliquer, Gregory Armstrong, Julia Seirlis and Leslie Houston.

It is determined that:

1. The Landlord justified a rent increase above the guideline because of an extraordinary increase in the cost for municipal taxes and charges.
2. The municipal taxes and charges claimed by the Landlord have been adjusted to remove the licensing fees and ESA charges applicable to the 3 units not covered by the application.
3. Although the Landlord has failed to file a Certificate of Service as required by subsection 188(3) of the Act, based on Tenant submissions received by the Board on August 7th, 21st and 27th, 2015, I am satisfied that the parties have been notified of the written hearing.

4. The Board received submissions from Tenants Lorrie Symons, Lois Gouliquer, Gregory Armstrong, Julia Seirlis and Leslie Houston. In their submissions, some of the tenants raise maintenance issues. These submissions were taken into consideration in as much as we can under the legislation.

It is ordered that:

1. The Landlord may increase the rents charged by 6.00% for the units set out in Schedule 1.
2. The Landlord may increase the rents charged within the time period of April 1, 2015 to March 31, 2016.
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.

November 18, 2015

Date Issued

Eastern-RO
255 Albert Street, 4th Floor
Ottawa ON K1P6A9



Greg Joy
Member, Landlord and Tenant Board

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. The ordered increase does not affect tenants who moved into the complex on or after January 1, 2015. The landlord cannot add the ordered increase to the rents these tenants pay.

Schedule 1 - Units affected by this Order:

File Number:SWL-69354-14

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