

August 22, 2025

Re: Notice of Above Guideline Rent Increase Order 165 Ontario Street

Dear Residents,

Please find attached the Landlord and Tenant Board's official order approving an Above Guideline Rent Increase (AGI) for your building.

As outlined in the order, the Landlord has been awarded a maximum increase of 8.27 %, above the guideline amount.

The first effective date of the increase is January 1, 2024. This increase was approved in accordance with the *Residential Tenancies Act* and reflects eligible capital expenditures or cost increases as outlined in the application. For example, if your annual increase anniversary date to which the order applies is after January 1, 2024, for example in August of 2024, then your increase would be calculated from August of 2024.

Your lawful monthly rent will be adjusted accordingly to the increase as per the % outlined on page 30-33 of the order. This includes retroactive rent adjustments from January 1, 2024, calculated based on your unit's anniversary dates through to the present. The Order also specifies that resident shall pay any amount owing to the Landlord as a result of this order in 4 monthly installments beginning 30 days from the issuance date of this Order and we will explain what this means in terms of payments in our next communication.

We understand that you may have questions regarding how this increase applies to your specific unit. Please note that a separate communication will be sent to each household shortly, which will outline:

- Your new monthly rent amount
- The amount of any balance owing due to the retroactive portion of the increase (if applicable)
- Payment options and timelines

We appreciate your attention to this notice and thank you for your continued tenancy. Should you have any immediate questions in the meantime, please don't hesitate to reach out to our office at help@irent.com.