



Order under Section 126
Residential Tenancies Act, 2006

In the matter of: 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4

Between: RED STARLIGHT LP Landlord

and

Refer to attached Schedule 2 Tenants

RED STARLIGHT 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.

This application was heard in St. Catharines on September 18, 2014.

The following parties attended the hearing: the Landlord's representative, Paul Cappa, project manager Tracy Brisco, property manager James Mesa, tenant advocate C. P. Woodall, Kerry Goring, Holly Cruise, Gerald Specialny, Jocelyn Malangis, Adam Duguay, Kathy Lynn Pettipas, Sylvia Ryan, Julie Vandervaat, Jane Cousins, Joanne Houde, Glenn Edgley, John Paxton, Kendra McCourt, Bexhet Xhemali, Roanne Seguin, Simone Larsen, Susan Galloway, Carolyn Dressel, Lynda Johnston, Anna Karlova, Maria Edelman, Niki Von Bormann and Angela Aniol.

It is determined that:

1. The application affects 131 of the 157 units in the complex.
2. The first effective date of the intended rent increase above the guideline is December 1, 2013.
3. I accepted the Landlord's request to withdraw capital expenditure # 8 – Drain Repair and capital expenditure # 9 –Building Signage.
4. The Landlord justified a rent increase above the guideline for capital expenditures to the fire system, the roof safety anchor, the building exterior and balcony repairs, common area painting, exhaust fans, the garage entrance, and exterior painting. I reject the Tenant's submission that the balcony repairs were for the purpose of "branding" the building in keeping with other buildings owned by this

same Landlord. I find it implausible that the Landlord would spend \$663,000.00 to market this building to look like others in its holdings. It is more probable than not that the Landlord made capital repairs in keeping with the engineering recommendations received by the Landlord in 2008. I am also satisfied that previous repairs to the balconies were borne by the Landlord. They were not passed on to the Tenants.

5. Similarly, I find the Landlord proved that they were entitled to the costs of common area painting. While it may be that some of the building, and the evidence on this issue was contradictory by the Tenants at the hearing, was painted several years ago, I was persuaded by the Landlord's representative, Tracy Brisco, her oral testimony and the photographs entered into evidence that the building interior did require common area painting. I am satisfied that the painting that was conducted several years ago in parts of the building was not previously borne by the Tenants in this application. This is not a second request for an above guideline increase on common area painting.
6. The weighted useful life for the capital expenditures is 13 years.

It is ordered that:

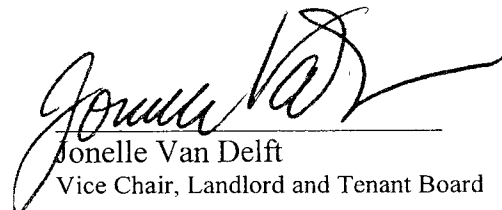
1. The Landlord may increase the rents charged by the percentage increases and within the time periods set out in Schedule 3.
2. The percentage increase set out in Schedule 3 may be taken in addition to the annual guideline in effect on the increase date for the unit.
3. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.
4. 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.

October 10, 2014

Date Issued

Southern-RO

**6th Floor, 119 King Street West
Hamilton, ON, L8P4Y7
Fax No: 905 - 521 - 7870**



Jonelle Van Delft
Vice Chair, 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 September 2, 2013. The landlord cannot add the ordered increase to the rents these tenants pay.

Schedule 1 - Units affected by this Order:

165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4

115	116	117	118	119	120	201	205	207	208	210	211
212	214	215	216	217	218	219	220	302	303	304	305
306	307	308	309	311	312	314	315	317	320	401	402
403	404	405	406	407	409	410	412	414	416	417	418
420	502	503	504	506	507	508	509	510	511	512	514
516	517	519	520	601	602	603	604	605	606	607	608
609	610	611	612	615	616	617	618	619	620	701	702
703	705	707	708	709	711	712	714	715	716	717	718
719	801	802	803	804	806	807	809	810	811	814	815
816	817	818	819	820	901	902	903	904	905	906	907
908	909	910	911	912	914	915	916	918	919	920	

Schedule 2 - Tenants who are affected by this Order:

ACHEAMPONG, VIVIAN
 ADAM, SMELSER
 AL HUSAINI, FAROOG
 AL SHAIBANI, MOHAMMED
 AMIR, ZAINAB MOHAMED
 ANAM, FAIZA
 ANDREW, NAGY
 ANGLE, VIRGINIA
 ANIOL, ANGELA
 ARMSTRONG, JESSICA
 BARNHARDT, BRENT
 BAUMBARTNER, ANDREW
 BENNICI, JESSE
 BERING, JACOLYNNE
 BERNICKY, BARBARA
 BLACKMORE, TREVOR
 BLAKE, LD
 BOESE, JAMES
 BRANSTON, COLLIN
 BRODGEN, NANCY
 BROWN, MARK
 BROWN, MICHELE
 BROWN, ROSEMARY
 BROWN, TABITHA
 BURKE, JESSIE
 BURNS, ASHLEY
 CAIN, MARGARET
 CAMPBELL, BARBARA

CAPASSO, JOSEPH
 CECCHI, JORDAN MICHAEL
 COOK, DEBORAH
 CORBI, AMANDA
 COURCHESNE, NANCY
 COUSINS, JANE
 CRUISE, HOLLY
 CSUKA, WILLIAM
 CUMMING, STEVEN
 DERTINGER, NICHOLAS
 DIEUZ, CAROL
 DRESSEL, CAROLYN ANN
 DUGUAY, ADAM
 DUVAL, CATHIE
 DZUIBANOWSKI, MAURICE
 EATON, CLAYTON
 EDELMAN, MARIA
 ELZOWAWI, ALHUSSEIN
 FEATHER, JANICE
 FISHER, KARLI
 FITZGIBBON, MARY JO
 FLEMING, W M MACRIS
 FORTIN, DONNA
 FRANCIS, ASHTONNE GORING
 FREDERICK, ALEX
 FREEMAN, SHAWN
 GALLOWAY, SUSAN
 GARCIA, MAYELAYNE

GORING, KERRY
GREEN, CHARLES
HABTOM, FEVEN
HEBERT, BERTRAND
HERSTEK, BENNY
HIGNETT, DAVIS
HOUDE, JOANNE
HOUSING, NIAGARA REGIONAL
HURSON, DEBORAH
JACQUES, KENNETH
JASINSKI, STEVEN
JOHNSON, BRANDEN
JOHNSTON, LYNDA
JONES, JUSTYN
KARLOVA, ANNA
KOSTROMA, VLADIMIR
KRAVCIK, STEPHANIE
KRIKUN, DARIA
LAI, STANFORD
LANCASTER, TIM
LARSEN, SIMONE
LEE, STEVEN
LI, MENGXUE
LIN, LIANG
MACDONALD, JANET
MADOLE, DON
MAHLE, LAURIE
MALANGIS, JOCELYN
MASON, LINDA
MCCOURT, KENDRA
MCFADDEN, SEAN
MCLAUGHLIN, DIANNE
MCNABB, RANDY
MELLEN, KENNETH
MIAN, JAVID
MOATE, JAMES
MULVIHILL, ERIN
MURPHY, KARI

MURPHY, MAXINE
NEIRA, MERCEDES
NESBITT, LAURA
NICKERSON, RUBY
PENNER, MARY
PETCH, DEBORAH
PETTIPAS, KATHY LYNN
PIETIKAINEN, ERIKKI
PRENTICE, ROB
RAGOONATH, FATIMA ALYSSA
REDDICK, RONNIE
REID, DANIELLE
REID, DARREN
ROMEIKO, DEBBIE
RYAN, SYLVIA
SAAD, MOHAMED ABUEL
SALIU, MYSLIM
SAWATSKY, MARLENE
SEGUIN, ROANNE
SMITH, MARTIN
SPECIAINY, GERALD
STAVROU, PETER
SWEENEY, JOHN
TAYLOR, BETTY
THOMPSON, DIANE
THOMPSON, THEODORE
TRIPP, DIANE
VANDERVAART, JULIE
VILBRUN, STALL
VON BORMANN, NIKI
WEISS, ROBIN
WITTIW, STELLA
WOLBERT, KEVIN
XHEMALI, BEXHET
YI, ZHAN
YOUNG, RAMONA
YU, FANG
ZHU, HAI

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is December 1, 2013**

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 December 1, 2013 to November 30, 2014

Unit	December 1, 2014 to November 30, 2015					December 1, 2014 to November 30, 2015		Weighted Useful Life for Capital Exp. *	Total % for Cap. Exp.
	% inc for Taxes	% inc for Cap. Exp.	% inc for Utilities	% inc for Sec. Serv.	Total Increase (excludes guideline)	% inc for Cap. Exp.	% inc for Sec. Serv.		
115, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.76	0.00	13.00	4.76
116, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.76	0.00	13.00	4.76
117, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	13.00	5.86
118, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.99	0.00	13.00	4.99
119, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	13.00	5.86
120, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	13.00	5.86
201, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	13.00	5.86
205, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	13.00	5.86
207, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.99	0.00	13.00	4.99
208, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	13.00	5.86
210, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.99	0.00	13.00	4.99
211, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.99	0.00	13.00	4.99
212, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	13.00	5.86
214, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	13.00	5.86
215, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	13.00	5.86
216, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	13.00	5.86
217, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	13.00	5.86
218, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.76	0.00	13.00	4.76
219, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.76	0.00	13.00	4.76
220, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	13.00	5.86
302, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	13.00	5.86
303, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.76	0.00	13.00	4.76
304, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	13.00	5.86
305, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.74	0.00	13.00	4.74
306, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.76	0.00	13.00	4.76

* 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.

The annual guideline for 2013 is 2.5%. On or before August 31st of each year, the government will announce the guideline for the following year.

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is December 1, 2013**

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 December 1, 2013 to November 30, 2014December 1, 2014 to November 30, 2015

Unit	% inc for Taxes	% inc for Cap. Exp.	% inc for Utili- ties	% inc for Sec. Serv.	Total Increase (excludes guideline)	% inc for Cap. Exp.	% inc for Sec. Serv.	Total Increase (excludes guideline)	Weighted Useful Life for Capital Exp. *	Total % for Cap. Exp.
307, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.11	0.00	2.11	13.00	5.11
308, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86
309, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86
311, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86
312, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.76	0.00	1.76	13.00	4.76
314, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.11	0.00	2.11	13.00	5.11
315, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.76	0.00	1.76	13.00	4.76
317, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.99	0.00	1.99	13.00	4.99
320, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.99	0.00	1.99	13.00	4.99
401, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86
402, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.84	0.00	2.84	13.00	5.84
403, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.74	0.00	1.74	13.00	4.74
404, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.76	0.00	1.76	13.00	4.76
405, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86
406, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.99	0.00	1.99	13.00	4.99
407, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.99	0.00	1.99	13.00	4.99
409, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86
410, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86
412, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86
414, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86
416, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86
417, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86
418, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86
420, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86
502, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86

* 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.

The annual guideline for 2013 is 2.5%. On or before August 31st of each year, the government will announce the guideline for the following year.

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is December 1, 2013**

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 December 1, 2013 to November 30, 2014

Unit	December 1, 2014 to November 30, 2015					Weighted Useful Life for Capital Exp. *	Total % for Cap. Exp.
	% inc for Taxes	% inc for Cap. Exp.	% inc for Utilities	% inc for Sec. Serv.	Total Increase (excludes guideline)		
503, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	5.86
504, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	5.86
506, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	4.76
507, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	5.86
508, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	4.76
509, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	5.86
510, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	4.99
511, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	4.76
512, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	5.86
514, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	5.86
516, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	5.86
517, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	5.86
519, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	4.99
520, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	5.86
601, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	5.86
602, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	5.84
603, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	4.99
604, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	4.74
605, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	4.74
606, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	4.99
607, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	4.99
608, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	5.86
609, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	5.86
610, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	4.99
611, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	13.00	5.86

* 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.

The annual guideline for 2013 is 2.5%. On or before August 31st of each year, the government will announce the guideline for the following year.

Schedule 3 - Ordered Rent Increase Above the Guideline**First Effective Date of Rent Increase in this Order is December 1, 2013**

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 December 1, 2013 to November 30, 2014

For the period December 1, 2013 to November 30, 2014										December 1, 2014 to November 30, 2015			Weighted Useful Life for Capital Exp. *	Total % for Cap. Exp.
Unit	% inc for Taxes	% inc for Cap. Exp.	% inc for Utili- ties	% inc for Sec. Serv.	Total Increase (excludes guideline)	% inc for Cap. Exp.	% inc for Sec. Serv.	Total Increase (excludes guideline)						
612, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86				
615, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86				
616, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.84	0.00	2.84	13.00	5.84				
617, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.84	0.00	2.84	13.00	5.84				
618, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.84	0.00	2.84	13.00	5.84				
619, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86				
620, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86				
701, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.76	0.00	1.76	13.00	4.76				
702, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.99	0.00	1.99	13.00	4.99				
703, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86				
705, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86				
707, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86				
708, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.99	0.00	1.99	13.00	4.99				
709, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86				
711, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86				
712, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.99	0.00	1.99	13.00	4.99				
714, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.76	0.00	1.76	13.00	4.76				
715, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86				
716, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.84	0.00	2.84	13.00	5.84				
717, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.99	0.00	1.99	13.00	4.99				
718, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86				
719, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.76	0.00	1.76	13.00	4.76				
801, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86				
802, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86				
803, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86				

* 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.

The annual guideline for 2013 is 2.5%. On or before August 31st of each year, the government will announce the guideline for the following year.

Schedule 3 - Ordered Rent Increase Above the Guideline

First Effective Date of Rent Increase in this Order is December 1, 2013

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 December 1, 2013 to November 30, 2014

December 1, 2014 to November 30, 2015

Unit	% inc for Taxes	% inc for Cap. Exp.	% inc for Utilities	% inc for Sec. Serv.	Total Increase (excludes guideline)
804, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
806, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
807, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
809, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
810, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
811, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
814, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
815, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
816, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
817, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
818, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
819, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
820, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
901, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
902, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
903, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
904, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
905, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
906, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
907, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
908, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
909, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
910, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
911, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00
912, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00

Weighted Useful Life for Capital Exp. *	Total Increase (excludes guideline)	% inc for Cap. Exp.	% inc for Sec. Serv.	% inc for Cap. Exp.	% inc for Sec. Serv.	Total Increase (excludes guideline)	Total % for Cap. Exp.
13.00	1.76	0.00	0.00	1.76	0.00	1.76	4.76
13.00	1.99	0.00	0.00	1.99	0.00	1.99	4.99
13.00	2.86	0.00	0.00	2.86	0.00	2.86	5.86
13.00	2.86	0.00	0.00	2.86	0.00	2.86	5.86
13.00	2.75	0.00	0.00	2.75	0.00	2.75	5.75
13.00	2.86	0.00	0.00	2.86	0.00	2.86	5.86
13.00	2.86	0.00	0.00	2.86	0.00	2.86	5.86
13.00	1.99	0.00	0.00	1.99	0.00	1.99	4.99
13.00	1.99	0.00	0.00	1.99	0.00	1.99	4.99
13.00	2.86	0.00	0.00	2.86	0.00	2.86	5.86
13.00	2.86	0.00	0.00	2.86	0.00	2.86	5.86
13.00	2.86	0.00	0.00	2.86	0.00	2.86	5.86
13.00	1.99	0.00	0.00	1.99	0.00	1.99	4.99
13.00	1.99	0.00	0.00	1.99	0.00	1.99	4.99
13.00	2.86	0.00	0.00	2.86	0.00	2.86	5.86
13.00	2.86	0.00	0.00	2.86	0.00	2.86	5.86
13.00	1.76	0.00	0.00	1.76	0.00	1.76	4.76
13.00	1.99	0.00	0.00	1.99	0.00	1.99	4.99
13.00	1.74	0.00	0.00	1.74	0.00	1.74	4.74
13.00	2.86	0.00	0.00	2.86	0.00	2.86	5.86
13.00	2.86	0.00	0.00	2.86	0.00	2.86	5.86
13.00	1.76	0.00	0.00	1.76	0.00	1.76	4.76
13.00	1.76	0.00	0.00	1.76	0.00	1.76	4.76
13.00	1.76	0.00	0.00	1.76	0.00	1.76	4.76

* 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.

The annual guideline for 2013 is 2.5%. On or before August 31st of each year, the government will announce the guideline for the following year.

Schedule 3 - Ordered Rent Increase Above the Guideline

First Effective Date of Rent Increase in this Order is December 1, 2013

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 December 1, 2013 to November 30, 2014

December 1, 2014 to November 30, 2015

Unit	% inc for Taxes	% inc for Cap. Exp.	% inc for Utili- ties	% inc for Sec. Serv.	Total Increase (excludes guideline)	% inc for Cap. Exp.	% inc for Sec. Serv.	Total Increase (excludes guideline)	Weighted Useful Life for Capital Exp. *	Total % for Cap. Exp.
914, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86
915, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	1.99	0.00	1.99	13.00	4.99
916, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86
918, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.84	0.00	2.84	13.00	5.84
919, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86
920, 165 ONTARIO STREET, ST CATHARINES, ON, L2R5K4	0.00	3.00	0.00	0.00	3.00	2.86	0.00	2.86	13.00	5.86

* 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.

The annual guideline for 2013 is 2.5%. On or before August 31st of each year, the government will announce the guideline for the following year.

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 2013 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, 2007 and the weighted useful life for capital expenditures is 10 years, then the rent will be reduced on May 31, 2017.

If the Tenant's rent was *not* increased based on capital expenditures during the period 2013 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, 2007 and the weighted useful life for capital expenditures is 12 years, then the rent will be reduced on March 31, 2019.

B. Amount of the 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.