



PART 2: REASONS FOR YOUR APPLICATION

Shade the box completely next to each reason on which you are basing this application.

I am applying for a rent increase above the guideline because:

- ☐ **Reason 1:** The municipal taxes and charges for the residential complex increased by an "extraordinary" amount,
- ☐ **Reason 2:** Operating costs for security services for the residential complex have been experienced for the first time or have increased,
- ☒ **Reason 3:** Capital expenditure work was done in the residential complex.

Units included in the application

What is the total number of rental units in the complex?

0	1	5	7
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How many rental units are covered by the application?

0	0	9	1
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PART 3: OUTSTANDING ELEVATOR WORK

Answer the following questions.

Has a work order been issued that relates to one or more elevators in the residential complex?

☐ Yes ☒ No

If yes, has the work been completed?

☐ Yes ☐ No

Has an order been made under section 21 of the *Technical Standards and Safety Act, 2000* relating to elevators?

☐ Yes ☒ No

If yes, has the work been completed?

☐ Yes ☐ No

Has the LTB issued an order requiring you to do specified repairs or replacements to one or more elevators?

☐ Yes ☒ No

If yes, has the work been completed?

☐ Yes ☐ No

If you indicated that any of the work has not been completed, you must complete a "Summary of Outstanding Elevator Work" and attach it to your application.



PART 4: SIGNATURE

Landlord/Legal Representative's Signature

26 / 09 / 2023
dd/mm/yyyy

Who has signed the application? Shade the circle completely next to your answer.

☐ Landlord ☒ Legal Representative

Information About the Legal Representative

First Name

M A R T I N

Last Name

V E R V O O R T

LSUC #

2 7 7 4 1 Q

Company Name (if applicable)

P A R K P L A C E E Q U I T I E S 2 0 0 5 I N C .

Mailing Address

4 8 5 B A N K S T R E E T

Unit/Apt./Suite

2 0 7

Municipality (City, Town, etc.)

O T T A W A

Prov.

O N

Postal Code

K 2 P 1 Z 2

Day Phone Number

(6 1 3) 6 0 4 - 0 6 0 7

Evening Phone Number

() -

Fax Number

(6 1 3) 7 2 8 - 1 1 0 7

E-mail Address

a g i a p p l i c a t i o n s @ i n t e r r e n t r e i t . c o m

Collecting Personal Information

The Landlord and Tenant Board has the right to collect the information requested on this form to resolve your application under section 185 of the *Residential Tenancies Act, 2006*. After you file the form, all information related to the proceeding may become publicly available in a tribunal decision, order or other document, in accordance with Tribunals Ontario's *Access to Records Policy* and the *Tribunal Adjudicative Records Act, 2019*. Parties wanting records or information to remain confidential must seek a confidentiality order from the adjudicator. If you have questions about confidentiality orders or access to records, please contact us by email at LTB@ontario.ca or our Contact Center at **416-645-8080** or **1-888-332-3234** (toll free).



Important Information from the Landlord and Tenant Board

1. The landlord must file this application at least 90 days before the date they intend to take the first rent increase for the rental units covered by the application.
2. Along with the application, the landlord must file evidence of the operating costs claimed in the application. They must also file proof that they have paid for those costs. If the landlord is applying for Reason #3, the landlord must also file a copy of the *Capital Expenditures: Additional Details* form for each capital expenditure item claimed in the application.
3. If the landlord is applying for Reason #3, the landlord must make the documents described above available to the tenants of the rental units covered by the application.
 - If the landlord has an office in or close to the residential complex, the landlord must allow the tenants to view a copy of the supporting documents during normal business hours.
 - The landlord is required to provide the LTB with an electronic copy of the supporting documents.
 - The landlord must provide an electronic copy of the supporting documents to a tenant who requests it, at no charge.
 - If the landlord and tenant agree, the landlord may provide photocopies of all the supporting documents at a reasonable charge based on the landlord's out-of-pocket costs for making the copies.
4. You can ask the LTB to provide French-language services at your hearing. If you are the applicant, you can fill out the *Request for French-Language Services or Request for Accommodation* form included at the end of this application. If you are the respondent, the *Request for French-Language Services or Request for Accommodation* form is available at LTB offices and at the LTB's website at tribunalsontario.ca/ltb.
5. You can ask the LTB to make special arrangements (called a Request for Accommodation) under the Ontario *Human Rights Code* to help you participate in the hearing. For example, you can ask the LTB to make arrangements to provide a sign-language interpreter. You can make a request for accommodation under the *Code* by telephone, fax or mail. If you are the applicant, you can fill out the *Request for French-Language Services or Request for Accommodation* form included at the end of this application. If you are the respondent, the *Request for French-Language Services or Request for Accommodation* form is available at LTB offices and at the LTB's website at tribunalsontario.ca/ltb.
6. It is an offence under the *Residential Tenancies Act, 2006* to file false or misleading information with the Landlord and Tenant Board.
7. The LTB can order either the landlord or the tenant to pay the other's costs related to the application.
8. The LTB has *Rules of Practice* that set out rules related to the application process and *Interpretation Guidelines* that explain how the LTB might decide specific issues that could come up in an application. You can read the *Rules and Guidelines* on the LTB's website at tribunalsontario.ca/ltb or you can buy a copy from an LTB office.

OFFICE USE ONLY:

Delivery Method: ☐ In Person ☐ Mail ☐ Courier ☐ Service Ontario Center

MS ☐ FL ☐

Information about Rental Units in the Complex

Case Number:
(office use only)

The Rental Unit Information Sheet [RUI] must be completed by a landlord or agent who is submitting an **Application for a Rent Increase Above the Guideline (L5) for the reason of capital expenditures only**. You must include all units in the complex whether or not they are covered by the application. This includes units which are vacant or not rented.

Each address should be entered on its own row. If the rental units are located on more than one street, enter each street on a single line. **Exception:** If the addresses are individual addresses such as row houses, enter only the street name, street type and direction, if applicable. Under the *Address* tab do not enter the street number. The street number is to be entered under the Rental Address tab, column B (Unit Number). For example: 255 Albert Street and 256 Albert Street would be entered under the *Address* tab as Albert Street and 255 and 256 would be entered as the unit number under the *Rental Address* tab.

After entering the address(es), please use the next Tab (RentalAddress) - one for each address - to input individual unit information including City, Province and Postal Code.

Please enter the street address(es) in the spaces provided below:

Total Unit

157

1	165 Ontario Street	157
2		0
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

See next pages for unit rental details



A. Description and Costs

If you are applying for reason #3 you must fill out this schedule. If you are applying for more than five capital expenditure items, complete additional copies of this schedule. See the L5 instructions for further information.

Item #	Description of Capital Expenditures	Date Completed (dd/mm/yyyy)	Useful Life	Labour / Material and Contract Costs	Landlord's Own Labour (Hours x Rate = Total)	Total Costs
1	Balcony Restoration	31/08/2022	15	\$ 1,267,129.16		\$ 1,267,129.16
2	Boiler Replacement & Building Automation System	31/07/2023	20	\$ 462,334.98		\$ 462,334.98
3	Elevator Modernization	31/01/2023	15	\$ 372,250.25		\$ 372,250.25
4	Concrete Enclosure for exterior stairwell	30/04/2023	25	\$ 112,152.50		\$ 112,152.50
5	Security Cameras & Intercom System	30/06/2023	15	\$ 78,606.77		\$ 78,606.77

Attach additional sheets if necessary

For each capital expenditure item you are claiming, indicate why you believe it is "eligible" under s.126(7) of the RTA.

Item #	Provide explanation as to why the item is "eligible"
1	Balcony restoration required to restore physical integrity of the property as well as for resident safety. (Subsection 126(7)(a) of the RTA).
2	Heating and DHW Boiler replacement required as unit at end of useful life. Replacement promotes energy efficiency & ensures hot water supply for building residents. Building Automation system installed to promote energy efficiency. (Subsection 126(7)(c) & (e) of the RTA).
3	Elevator modernization required to ensure reliability and safety of the building occupants. (subsection 126(7)(c) and (f) of the RTA).
4	Enclosure required to protect and restore physical integrity of the building (Subsection 126(7)(a) of the RTA).
5	Security cameras and intercom system replaced to improve the security of the residential complex (Subsection 126(7)(f) of the RTA).

Attach additional sheets if necessary



B. Is the cost for each capital expenditure to be applied to all of the rental units in the residential complex? If not, complete the table below.

Item #	List the unit numbers in the complex that the capital expenditure item should NOT be applied to. Be sure to also include units that are not covered by this application.

Attach additional sheets if necessary

C. Are any of the capital expenditure items listed in section A a major repair or replacement of a system or thing that already existed? If yes, complete the table below.

Item #	Did the item require replacement or major repair?	If yes, explain why. Also indicate when the item was last replaced or repaired. If no, explain how the item provides access for persons with disabilities; promotes energy or water conservation; or maintains or improves security.
1	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Balcony restoration required to restore physical integrity of the property as well as for resident safety
2	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Heating and DHW Boiler at end of useful life. Replacement promotes energy efficiency & to ensure domestic hot water supply for building residents. Building automation system installed to promote energy efficiency and reliability.
3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Upgrade elevator to ensure reliability and safety of the building occupants.
4	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Enclosure required to protect and restore physical integrity of the building
5	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Security cameras and intercom system replaced to improve the security of the residential complex

Attach additional sheets if necessary



D. Did you receive any money from an insurer, government grants, forgivable loans or other assistance, or proceeds from trade-in, salvage or resale for any capital expenditure item(s)?

☐ Yes ☒ No

If yes, list the item number, the source of the funds, and the amount you received below.

Item #	Source of funds	Total Amount

Attach additional sheets if necessary

E. Do any of the capital expenditures relate to non-residential portions of the complex or to other residential complexes?

☐ Yes ☒ No

If yes, list the item and provide details below of how you propose costs should be allocated. See the L5 instructions for further information.

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Attach additional sheets if necessary



Payment Method

Select how you are paying the application fee:

- ☐ Money Order ☐ Certified Cheque

Money orders and certified cheques must be made payable to the "Minister of Finance".

- ☒ Credit Card

If you are paying by credit card and filing your application by mail or courier, you must complete the Credit Card Payment Form and submit it with your application.