

AGI INFORMATION for BW Residents

January 1st, 2026

What is an AGI? The letters mean **Above Guideline Increase**.

Each year the Gov't of Ontario sets a yearly Guideline Increase for rent. **The increase for 2026 is 2.1%**, which will show up on your **Notice of Rent Increase (N1)**

If a landlord wants to increase the rent more than the allowable Gov't increase, for eligible capital project improvement costs incurred within the community, the Landlord must apply to the Ontario Landlord Tenant Board (LTB) for an ABOVE GUIDELINE INCREASE.

The Bluewater Country Residents Association (BWCRA), in 2020, created an AGI committee, two members, Bob McCarthy and Sharon Bryce. Later, the committee expanded to include Rosemary Munday, Bryan Wiley, Ray Lucas, and Ken Van Horne, with Sharon Bryce as chair.

The Landlord filed its **1st AGI** in 2018 and its **2nd AGI** in 2019. Bob McCarthy contested these AGIs and they were both settled before the LTB.

The **3rd AGI** was LTB-L-079954-22 (actually it covered expenses from 2019 and 2020). It listed 13 items which totaled \$99,902.48. Of the 13 items claimed only 4 were within the permissible 18-month time frame. Therefore, on Dec 13, 2023 Parkbridge officially withdrew their application from the LTB.

The **4th AGI**, LTB-L-079927-22 (actual dates on invoices were between Jan 2020 to Jan 25, 2021) was for 3 items, Lift station Pump, Backflow Preventors, and Drainage Issues, totaling \$88,065.73. The LTB requested a "written" submission, which the AGI committee submitted. The LTB determined that residents should NOT pay for ITEM #1 the Lift station Pump replacement, because the Landlord failed to establish any evidence regarding the age of the pump. *In the absence of any evidence regarding the age of the pump, the LTBoard is unable to ascertain whether the Lift station pump was in fact at the end of its useful life.*

The LTB Order, issued January 8, 2025, under Sect 126, RTA states "maximum rent increase above the guideline is .11%.

Anyone who signed a lease on or after July 3, 2021 is not affected by this AGI.

The **5th AGI** (2021-22) LTB-L-081116-22 contained 11 items totaling \$438K plus. A Case Management Hearing held on Jan 23, 2025 produced no decision. The BWCRA transitioned to a different legal representative, Christine Croft, paralegal. Subsequently Ms. Croft, based on instructions from the BWCRA, negotiated with the Parkbridge legal representative a lower rate of increase for the items within the AGI.

On July 16, 2025, the LTB issued their Order under Sect 126 of the RTA stating "where the landlord requested increases between .65% and 1.04%, the maximum increase above the guideline for the rental units is 0.65%".

Anyone who signed a lease on or after July 3, 2022 is not affected by this Order.

The **6th AGI** (2022-2023) LTB-L-066943-23 with 18 items totals \$463,354.65. A Zoom Case Management Hearing is scheduled in the Bluewater Community Hall on Jan 8, 2026 at 9 am. All residents are encouraged to attend to see/hear the proceedings.

If you signed a lease on or after Sept 1, 2023, this AGI does not affect you.

The **7th AGI** (2023-2024) is LTB-L- 061761-24 for 3 items: Lift Station Refurbishment, \$85,003.56; Water System Repairs, \$126,102.93, and Pool Upgrades, \$12,863.33.

This AGI is presently a work in progress by the AGI Committee in order to present arguments against these expenditures to our legal counsel, Christine Croft.

Sharon Bryce
Christopher Hawsworth