



Oshawa PUC Networks Inc.

**Application for electricity distribution rates and other
charges beginning January 1, 2026**

**DECISION ON CONFIDENTIALITY & PROCEDURAL ORDER NO. 6
November 11, 2025**

BEFORE: **Patrick Moran**
Presiding Commissioner

Anthony Zlatic
Commissioner

Robert Dodds
Commissioner

Oshawa PUC Networks Inc. filed a cost of service application with the Ontario Energy Board on April 30, 2025, under section 78 of the *Ontario Energy Board Act, 1998*, seeking approval for changes to the rates that Oshawa PUC Networks charges for electricity distribution, beginning January 1, 2026.

In accordance with its Decision & Procedural Order No. 5, dated October 20, 2025, an oral hearing for the proceeding took place on October 28 to October 30, 2025.

Decision on Confidentiality

Oshawa PUC Networks filed undertaking responses from the hearing on November 4, 2025. Included as part of its filings was a request for confidential treatment of certain portions of two documents filed in response to undertakings J2.8 and J3.10. Redacted versions of the interrogatory responses were filed for the public record of this proceeding and unredacted versions of the documents were filed confidentially with the OEB pursuant to the OEB's [Rules of Practice and Procedure](#) and the [Practice Direction on Confidential Filings](#) (Practice Direction).

Oshawa PUC Networks stated that all of the redacted information in the documents pertaining to undertaking responses J2.8 and J3.10 relate to vendor unit pricing and

billing rates of a third party for certain services and is presumptively confidential in accordance with section 4 and Appendix B of the Practice Direction. Oshawa PUC Networks noted that the OEB has already ruled in this proceeding that this information is commercially sensitive information and should be treated confidentially.¹

Findings

On the basis that the redacted information in undertaking responses J2.8 and J3.10 relates to third party vendor unit pricing and billing rates, the OEB finds this is commercially sensitive information and will be accorded confidential treatment.

OEB Questions

The OEB seeks further clarification on certain issues and requires Oshawa PUC Networks to provide answers to the following questions.

OEB-1

Topic: Building Lease

Ref 1: 1-SEC/Staff/CCMBC/VECC-16

Ref 2: Oral Hearing Transcript (Vol. 2), page 158 line 20 to 25.

Question:

- a) Per reference 1, the existing lease was amended on October 30, 2024. The City of Oshawa initially provided notice that the lease would terminate March 31, 2017 and through successive amendments extended the termination date to May 31, 2028. Please provide a copy of the lease made as of June 1, 2007, and any amendments made thereto prior to the amendment made as of October 30, 2024.
- b) Were there any leases entered into prior to June 1, 2007? If not, what initiated the need for a lease on June 1, 2007?
- c) Were there any leases prior to the date Oshawa PUC Networks incorporated on November 30, 2000? If not, what were the conditions for occupancy prior to November 30, 2000.
- d) Section 3.21 of the Lease, as amended describes the PREMISES in the lease as comprising the distribution building and the metering/storeroom/garage building together with all underground tanks, fuel pumps and appurtenances (including

¹ Decision and Order on Confidentiality EB-2025-0014, October 27, 2025

their foundations). It is understood that Oshawa PUC Networks has occupied the site for approximately 93 years. When were the structures described as PREMISES constructed and were they paid for by the City of Oshawa or Oshawa PUC Networks?

- e) Paragraph 1.01(a) of the Lease, as amended increases the BASE RENT from \$361,631.00 by 30% to \$479,120 (an increase of \$108,489 or 30%) effective June 1, 2026. In reference 2, Ms. Tang indicated that the increase in BASE RENT, “because the intention was to reflect closer to market rate. I think Oshawa Power has – City of Oshawa has insisted on looking at market rate, and at that point, that was part of the negotiation.” Please provide the lease rent comparables Oshawa PUC Networks and the City of Oshawa relied on in the negotiations to satisfy itself that the increase in BASE RENT reflects market. Do the rent comparables Oshawa PUC Networks and the City of Oshawa relied on reflect an obligation to remove structures including foundations?

OEB-2

Topic: Asset Retirement Obligation

Ref 1: Exhibit 2, 2.3.3. Asset Retirement Obligation (ARO)

Ref 2: Oral Hearing Transcript (Vol. 1) page 160 line 15 to page 161 line 20

Ref 3: Undertaking J1.8

Ref 4: Undertaking Attachment J1.10_Oshawa Power Vacating 100 Simcoe

Question:

- a) Who owns the buildings occupied by Oshawa PUC Networks?
- b) Please reconcile the ARO provided in reference 1 with that in reference 3 explaining the difference.
- c) Does the reference 3 ARO supersede the reference 1 ARO?
- d) Please provide a detailed estimate of the current and future value by component of the ARO in reference 3.
- e) Please explain fully the impact the applicable (reference 1 or 3) ARO will have on 2026 rates.
- f) Reference 4 notes that the City of Oshawa on May 1, 2023 confirmed that it requires Oshawa PUC Networks to vacate the premises (per the amended lease

by May 31, 2028). Reference 3 indicates that Oshawa PUC Networks commenced recording an ARO in its 2022 financial statements that includes the demolition of the facilities defined as PREMISES in the amended lease. What triggered Oshawa PUC Networks to commence recording an ARO obligation in its financial statements in 2022 when the obligation to demolish the PREMISES first appeared in Section 3.21 of the Lease Amendment and Extension Agreement dated October 30, 2024?

To account for the additional steps and time required for Oshawa PUC Networks to reply to the questions above, the OEB is extending the timeline for the remaining procedural steps in this proceeding as outlined in the Order section below. It is necessary to make provision for the following matters related to this proceeding.

Further procedural orders may be issued by the OEB.

IT IS THEREFORE ORDERED THAT:

1. Oshawa PUC Networks shall file responses to the OEB's questions by **November 18, 2025**. If Oshawa PUC Networks plans to file requests for confidential treatment in response to any of the questions, Oshawa PUC Networks shall provide unredacted versions to the OEB and all parties who have filed a declaration and undertaking.
2. Oshawa PUC Networks shall file its Argument-in-Chief with the OEB and deliver to all parties by **November 18, 2025**.
3. OEB staff and intervenors shall file any submissions with the OEB and deliver them to all other parties by **November 28, 2025**.
4. Oshawa PUC Networks shall file any reply submission with the OEB and deliver it to all other parties by **December 18, 2025**.

Parties are responsible for ensuring that any documents they file with the OEB, such as applicant and intervenor evidence, interrogatories and responses to interrogatories or any other type of document, **do not include personal information** (as that phrase is defined in the *Freedom of Information and Protection of Privacy Act*), unless filed in accordance with rule 9A of the OEB's [Rules of Practice and Procedure](#).

Please quote file numbers, **EB-2025-0014** for all materials filed and submit them in searchable/unrestricted PDF format with a digital signature through the [OEB's online filing portal](#).

- Filings should clearly state the sender's name, postal address, telephone number and e-mail address.
- Please use the document naming conventions and document submission standards outlined in the [Regulatory Electronic Submission System \(RESS\) Document Guidelines](#) found at the [File documents online page](#) on the OEB's website.
- Parties are encouraged to use RESS. Those who have not yet [set up an account](#), or require assistance using the online filing portal can contact registrar@oeb.ca for assistance.
- Cost claims are filed through the OEB's online filing portal. Please visit the [File documents online page](#) of the OEB's website for more information. All participants shall download a copy of their submitted cost claim and serve it on all required parties as per the [Practice Direction on Cost Awards](#).

All communications should be directed to the attention of the Registrar at the address below and be received by end of business, 4:45 p.m., on the required date.

For all electronic correspondence and materials relating to the cost of service application, parties must include Tyler Davids at Tyler.Davids@oeb.ca and OEB Counsel, Tobias Hobbins at Tobias.Hobbins@oeb.ca.

Email: registrar@oeb.ca

Tel: 1-877-632-2727 (Toll free)

DATED at Toronto, **November 11, 2025**

ONTARIO ENERGY BOARD

Ritchie Murray
Acting Registrar