



Amended Order under Section 21.1 of the Statutory Powers Procedure Act

Order under Section 69/88.2

Residential Tenancies Act, 2006

File Number: LTB-L-074372-25-AM

In the matter of: 1810, 500 MURRAY ROSS PKY
TORONTO ON M3J2Z3

Between: Capreit Limited Partnership Landlord

And

Simone Bennett Tenant

Capreit Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Simone Bennett (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on November 30, 2025, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Ryan Gacnik.

The Landlord's Representative, Jason Paine, and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Pursuant to a request filed by the Landlord on December 23, 2025, the order is clerically amended. The corrections have been bolded and underlined for ease of reference.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,762.15. This amount represents \$5,576.15 for arrears of rent up to November 30, 2025, and \$186.00 for the application filing fee.
2. Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
November 28, 2025	\$100.00

December 27, 2025	\$3,400.00
January 27, 2026	\$250.00
February 27, 2026	\$250.00
March 27, 2026	\$250.00
April 27, 2026	\$250.00
May 27, 2026	\$250.00
June 27, 2026	\$250.00
July 27, 2026	\$250.00
August 27, 2026	\$250.00
September 27, 2026	<u>\$262.15</u>

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first of each month from December 1, 2025, to September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after November 30, 2025.

December 1, 2025
Date Issued

 Ryan Gacnik
 Hearings Officer, Landlord and Tenant Board

January 5, 2026
Date Amended

 Ryan Gacnik
 Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.