



**Amended Order
Order under Section 69
Residential Tenancies Act, 2006
And Section 21.1 of the Statutory Powers Procedure Act**

Citation: CAPREIT Limited Partnership v Walters-McNamee, 2025 ONLTB 91746

Date: 2025-11-28

File Number: LTB-L-072009-25-AM

In the matter of: 508, 3425 MORNING STAR DR
MISSISSAUGA ON L4T1Y1

Between: CAPREIT Limited Partnership Landlord

And

Janice Sophia Walters-McNamee Tenant

CAPREIT Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Janice Sophia Walters-McNamee (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This amended order is issued to correct a clerical error in the original order issued on November 28, 2025.

This application was heard by videoconference on November 24, 2025.

The Landlord's legal representative Geoff Paine, Landlord's agent Paula Franco, Tenant's legal representative Allanah Nguyen, and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. **For one year from the date of this order, the** Tenant shall ensure that all dogs that are in the control of the Tenant, Occupants, or guests of the Tenant are on leash at all times in the residential complex.

3. **For one year from the date of this order, without any admission, the Tenant shall not make derogatory comments toward Landlord's staff in the residential complex and shall ensure that Occupants and guests do not do so.**
4. If the Tenant fails to comply with the conditions set out in paragraph 2 **and 3** of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing on or before December 28, 2025, the Tenant will start to owe interest. This will be simple interest calculated from December 29, 2025 at 4.00% annually on the balance outstanding.

November 28, 2025

Date Issued

Margo den Haan

Member, Landlord and Tenant Board

January 5, 2026

Date Amended

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.