



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-079980-25

In the matter of: 102, 1450 TYANDAGA PARK DR
BURLINGTON ON L7P1N3

Between: CAPREIT Limited Partnership Landlord

And

Darren Mazurek Tenant

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

This application was heard by videoconference on December 9, 2025.

The Landlord's Legal Representative, Gabriela Quaresma and the Tenant, Darren Mazurek } attended the hearing.

The hearing commenced, however during the hearing the parties reached a mutual agreement to resolve the application and asked the Board to issue an Order on consent. The Board consented to this request.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,893.20 for arrears of rent up to December 31, 2025 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 26, 2026	\$215.26

	(costs & arrears)
February 26, 2026	\$215.26 (arrears)
March 26, 2026	\$215.26 (arrears)
April 26, 2026	\$215.26 (arrears)
May 26, 2026	\$215.26 (arrears)
June 26, 2026	\$215.26 (arrears)
July 26, 2026	\$215.26 (arrears)
August 26, 2026	\$215.26 (arrears)
September 26, 2026	\$215.26 (arrears)
October 26, 2026	\$215.26 (arrears)
November 26, 2026	\$215.26 (arrears)
December 26, 2026	\$215.26 (arrears)
January 26, 2027	\$215.26 (arrears)
February 26, 2027	\$215.26 (arrears)
March 26, 2027	\$215.26 (arrears)
April 26, 2027	\$215.26 (arrears)
May 26, 2027	\$215.26 (arrears)
June 26, 2027	\$233.78 (arrears)

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period January 1, 2026 to June 30, 2027 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 through 3 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 Tenant's 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.

January 8, 2026

Date Issued

Nathalia Debski

Member, 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.