



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-098289-25-SA

In the matter of: 203, 1800 VALLEY FARM RD
PICKERING ON L1V3W3

Between: CAPREIT LIMITED PARTNERSHIP

Landlord

And

SHAWN BURKE
REGINA BURKE

Tenants

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict SHAWN BURKE and REGINA BURKE (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on August 22, 2025 with respect to application LTB-L-044139-25.

The Landlord's application was resolved by order LTB-L-098289-25, issued on November 26, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-098289-25.

This motion was heard by videoconference on January 6, 2026. The Landlord's representative Jason Paine, and the Tenant Shawn Burke, attended the hearing.

The Landlord consents to the Tenant's motion to set aside. The parties agree the Tenants owe the Landlord \$10,834.81 in arrears and costs to the end of January 2026.

At the hearing the parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-098289-25, issued on November 26, 2025, is granted.
2. Order LTB-L-098289-25, issued on November 26, 2025, is set aside and cannot be enforced.
3. Order LTB-L-044139-25 is cancelled and replaced with the following:
4. The Tenants shall pay to the Landlord \$10,834.81 on or before January 23, 2026.

5. In the event the Tenants fail to make the above said payment in full and on time, the entire balance of the amount set out in this Order will become due and payable forthwith under this Order. The Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenants, for an Order terminating the tenancy and evicting the Tenants and for any arrears that become due after the date of this order, pursuant to Section 78 of the Residential Tenancies Act, 2006.

January 9, 2026

Date Issued

Greg Joy

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.