



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089990-25

In the matter of: 121, 2928 YONGE ST
TORONTO ON M4N2K1

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

BRADLEY THOMAS COOK Tenant

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict BRADLEY THOMAS COOK (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

Prior to the videoconference hearing on January 7, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Geoff Paine, the Tenant's Representative, Amanda Winch, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

- The tenancy between the Landlord and the Tenant continues if the Tenant meets the following condition:
 - For a period of **24-months starting January 7, 2026, up to and including December 7, 2027**, The Tenant shall not make any derogatory or threatening remarks and comments, whether verbally or in-writing, towards the Landlord, the Landlord staff, residents in the residential complex, or personnel within the residential complex.
- If the Tenant fails to comply with the condition set out in paragraph 1 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.
- The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.

4. If the Tenant does not pay the Landlord the full amount owing **on or before February 15, 2026**, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

January 9, 2026
Date Issued

Monica Dairo
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.