



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

File Number: LTB-L-098113-25

In the matter of: C-Basement, 206 GARDNER AVE
CORNWALL ON K6H 5H6

Between: Kathy Gingras Landlord

and

Arnie Caplan Tenant

Kathy Gingras (the 'Landlord') applied for an order to terminate the tenancy and evict Arnie Caplan (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

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

This application was scheduled for videoconference on January 12, 2026.

The Landlord's Representative Lisa Lynn Duchene and the Tenant engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent.

The Tenant did not receive legal advice about this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The application is amended to add "Basement" to the rental unit address.
- 2) The current rent increased to \$1,665.62 on September 1, 2025. It is due on the 1st day of each month.
- 3) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. However, the Landlord is waiving collection of these costs.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenants shall pay to the Landlord new rent on time and in full as it comes due and owing for the twelve (12) month period February 1, 2026 to January 1, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.
4. This order is in full and final settlement of this application.

January 20, 2026
Date Issued

Denise Hannivan
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.