



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092902-25

In the matter of: 218, 15 BRIDESBURG DR
ETOBICOKE ON M9R2K5

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

JOSE MIGUEL DELGADO CARO Tenant

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict JOSE MIGUEL DELGADO CARO (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 14, 2026.

Geoff Paine appeared as the Landlord's legal representative. Laura Delgado appeared on behalf of the Tenant.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$13,223.42 for arrears of rent up to January 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$700.00 on or before January 15, 2026.
 - b) \$1,000.00 on or before the 20th day of each month commencing February 20, 2026 and concluding January 20, 2027.
 - c) \$523.42 on or before February 20, 2027.
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 February 1, 2026 to February 28, 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 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 after January 31, 2026.

January 19, 2026
Date Issued

Andrew Rowell
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.