



**Amended Order
Order under Section 69
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-045551-25-AM

In the matter of: 203 BLACKACRES BLVD
LONDON ON N6G2H1

Between: CAPREIT Limited Partnership

Landlord

And

Rafael Capelluto

Tenant

This amended order is issued to correct a clerical error in the original order issued on August 25, 2025. The amended order is being issued to include a section 78 provision, which was requested in the mediation on August 19, 2025. The amendments have been bolded and underlined for easy reference. The rest of the Order remains unchanged.

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

The application was scheduled to be heard on August 19, 2025, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Helen Giannini. The Landlord's Representative, Gabriela Quaresma, and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

- a. The current lawful rent is \$1,837.73. The rent is due on the first day of each month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,456.70. This amount represents \$7,270.70 for arrears of rent up to August 31, 2025, and \$186.00 for the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
September 20, 2025	\$500.00
October 20, 2025	\$500.00
November 20, 2025	\$500.00
December 20, 2025	\$500.00
January 20, 2026	\$500.00
February 20, 2026	\$500.00
March 20, 2026	\$500.00
April 20, 2026	\$500.00
May 20, 2026	\$500.00
June 20, 2026	\$500.00
July 20, 2026	\$500.00
August 20, 2026	\$500.00
September 20, 2026	\$500.00
October 20, 2026	\$500.00
November 20, 2026	\$456.70

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, of and including, September 1, 2025, to November 1, 2026, 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 August 31, 2025.

August 25, 2025
Date Order Issued

January 26, 2026
Date Order Amended

Helen Giannini
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.