



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-085572-25

In the matter of: 909, 7 ROANOKE RD
TORONTO ON M3A1E3

Between: Capreit Limited Partnership

Landlord

And

Kendra Smith

Tenant

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

This application was heard by videoconference on January 15, 2026.

The Landlord's Representative, Jason Paine, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,263.17 for arrears of rent up to January 31, 2026, inclusive of costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Date	Payment Amount
February 20, 2026	\$600.00
March 20, 2026	\$600.00
April 20, 2026	\$600.00
May 20, 2026	\$600.00
June 20, 2026	\$600.00
July 20, 2026	\$600.00
August 20, 2026	\$600.00
September 20, 2026	\$600.00
October 20, 2026	\$463.17

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 October 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 January 31, 2026.

January 26, 2026
Date Issued

Nicole Pedron
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.