



January 30, 2026

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

File Number: LTB-L-100310-25

In the matter of: 508, 12 GOLDFINCH CRT
NORTH YORK ON M2R2C4

Between: Elm Place Inc. - 12 Goldfinch Court Landlord

And

Randy Capulong Tenant

Elm Place Inc. - 12 Goldfinch Court (the 'Landlord') applied for an order to terminate the tenancy and evict Randy Capulong (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on January 19, 2026.

The Landlords Legal Representative Sharon Harris and the Tenant attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenants agrees to pay to the Landlord new rent on time and in full as it comes due and owing for the 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. The Tenant has paid to the Landlord \$186.00 for the cost of filing the application.

January 30, 2026
Date Issued

Jennifer Buckminster
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.