



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

File Number: LTB-L-095651-25

In the matter of: 715, 411 DUPLEX AVE
TORONTO ON M4R1V2

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

JOSE DAVID SUAVITA LOPEZ Tenant

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

This application was scheduled to be heard by videoconference on January 29, 2026.

The Landlord, represented by Jason Paine and the Tenant engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of 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 \$4,020.00 for arrears of rent up to January 31, 2026 plus \$186.00 for the application filing fee. The total amount the Tenant shall pay to the Landlord is \$4,206.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$1,000.00 on or before the 20th of each month for the next 3 months commencing on February 20, 2026, up to and including April 20, 2026.
 - b) \$1,206.00 on or before May 20, 2026.
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 May 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.

February 2, 2026
Date Issued

Cheryl Lavoie
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.