



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

File Number: LTB-L-093858-25

In the matter of: 908, 1425 Bodmin Rd
Mississauga ON L5J3T4

Between: Capreit Limited Partnership Landlord

And

Rebecca Karin Gordon Tenants
Timothy Derrick Ryan

Capreit Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Rebecca Karin Gordon and Timothy Derrick Ryan (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on January 27, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Hearings Officer, Maryam Cooper.

The Landlord's Representative, Jason Paine, and the Tenants, Rebecca Karin Gordon, were present. The Tenant, Rebecca Karin Gordon represented on behalf of Timothy Derrick Ryan.

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.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$13,986.00 which includes \$13,800.00 arrears of rent up to January 31, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
February 20, 2026	\$1,500.00
March 20, 2026	\$1,500.00
April 20, 2026	\$1,500.00

Date of Payment	Payment Amount
May 20, 2026	\$1,500.00
June 20, 2026	\$1,500.00
July 20, 2026	\$1,500.00
August 20, 2026	\$1,500.00
September 20, 2026	\$1,500.00
October 20, 2026	\$1,500.00
November 20, 2026	\$486.00

3. The Tenants 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 November 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

February 5, 2026
Date Issued

Maryam Cooper
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.