



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

File Number: LTB-L-095336-25

In the matter of: 706, 1270 PONTIAC CRT
SARNIA ON N7S4Y8

Between: Capreit Limited Partnership Landlord

And

Bridgette McDonald Tenants
Tracie Macneil

Capreit Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Bridgette McDonald and Tracie Macneil (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on January 29, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Representative, Gabriela Quaresma, and the Tenant, Tracie Macneil 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.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$1,854.78. This amount represents \$1,668.78 for 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 6, 2026	Lawful rent for February
February 12, 2026	\$229.32 (arrears)
March 1, 2026	Lawful rent for March
March 31, 2026	\$1,625.46 (arrears)

3. If the Tenants fail 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 4, 2026

Date Issued

Michelle Forrester

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.