



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

File Number: LTB-L-094118-25

In the matter of: 306, 500 MURRAY ROSS PKY
TORONTO ON M3J2Z3

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

JO ANN GALDONES APOSTOL Tenant

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict JO ANN GALDONES APOSTOL (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 29, 2026. The Landlord's legal representative, Jason Paine and the Tenant attended the hearing.

The parties resolved the matter directly and requested an order on consent. I am satisfied that parties understand the terms and consequences of their consent.

Agreed Facts:

1. The parties agree that the application be amended to remove Ernael Lorenzo Apostol from the application.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,325.24 which represents \$2,139.24 for arrears of rent and costs of \$186.00 for the period ending January 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$500.00 on or before the 20th day of each month in 4 equal payments commencing February 20, 2026, up to and including May 20, 2026.
 - \$325.24 on or before June 20, 2026.
3. On or before February 5, 2026, the Tenant shall pay to the Landlord monthly rent due on time and in full for February 2026.

4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2026, to June 1, 2026, or until the arrears are paid in full, whichever date is earliest.
5. 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 5, 2026
Date Issued

Oluwatobi Abobarin
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.