



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-088801-25

In the matter of: 109, 5 KINGS CROSS RD BRAMPTON ON L6T3X6

Between: CAPREIT LIMITED PARTNERSHIP Landlord

and

LILIANA WILDER Tenant

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict LILIANA WILDER (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

This application was scheduled to be heard by videoconference on February 4, 2026. Instead, the Landlord's Agent Mehul Jani, the Landlord's Legal Representative Geoff Paine and the Tenant, who had consulted with Tenant Duty Counsel, participated in a mediation session. Parties reached an agreement and requested an order on consent to resolve the application.

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. On or before March 15, 2026, and for the duration of the tenancy, the Tenant shall ensure that the rental unit, including the balcony, is in a state of ordinary cleanliness, free from excessive items, clutter and garbage.
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.

February 9, 2026
Date Issued

Lindsay Phomin
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.