



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-001019-26-SA

In the matter of: 403, 640 GUELPH LINE
BURLINGTON ON L7R3M9

Between: CAPREIT Limited Partnership Landlord

And

Tiffany Anderson Tenant

CAPREIT Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Tiffany Anderson (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on April 22, 2025 with respect to application LTB-L-101262-24.

The Landlord's application was resolved by order LTB-L-001019-26, issued on January 12, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-001019-26.

This motion was heard by videoconference on February 10, 2026. The Landlord's representative, Gabriela Quaresma, and the Tenant attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-001019-26, issued on January 12, 2026, is granted. The order cannot be enforced.
2. The previous order issued on April 22, 2025, with respect to LTB-L-101262-24 is cancelled and replaced with the following.
3. The Tenant shall pay to the Landlord \$9,027.79 for arrears of rent up to February 28, 2026, and costs.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:

- \$2,081.10 on or before February 13, 2026.
 - \$300.00 commencing on or before February 20, 2026, and continuing on the 20th of each consecutive month up to and including May 20, 2026.
 - \$500.00 commencing on or before June 20, 2026, and continuing on the 20th of each consecutive month up to and including April 20, 2027.
 - \$246.69 on or before May 20, 2027.
5. The Tenant shall also pay to the Landlord new rent in full on or before the 1st day of each month commencing March 1, 2026, and continuing until May 1, 2027, or until the arrears are paid, whichever date is earliest.
6. 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 3 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 February 28, 2026.

February 13, 2026
Date Issued

Melissa Anjema
Member, 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.