



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097898-25

In the matter of: F1, 265 LAWRENCE AVE
KITCHENER ON N2M5R1

Between: CAPREIT 2 Limited Partnership Landlord

And

Doraine Brown Tenant

CAPREIT 2 Limited Partnership (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Doraine Brown (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on February 10, 2026. Gabriela Quaresma, Licenced Paralegal, represented the Landlord. The Tenant attended and was self-represented.

The parties resolved the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that the Landlord's application is amended to correct the Landlord's name from **CAPREIT Limited Partnership** to **CAPREIT 2 Limited Partnership**.

It is ordered on consent that:

1. The Landlord's application is amended to correct the Landlord's name from **CAPREIT Limited Partnership** to **CAPREIT 2 Limited Partnership**.
2. The Tenant shall pay to the Landlord \$15,456.00. This amount represents \$15,270.00 for arrears of rent up to February 28, 2026, and the \$186.00 application filing fee (costs).
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date of Payment	Payment Amount
February 20, 2026	\$2,545.00
February 27, 2026	\$6,000.00

March 20, 2026	\$575.00
April 20, 2026	\$575.00
May 20, 2026	\$575.00
June 20, 2026	\$575.00
July 20, 2026	\$575.00
August 20, 2026	\$575.00
September 20, 2026	\$575.00
October 20, 2026	\$575.00
November 20, 2026	\$575.00
December 20, 2026	\$575.00
January 20, 2027	\$575.00
February 20, 2027	\$586.00

4. The Tenant shall also pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting March 2026 through to and including February 2027, 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 2 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 12, 2026

Date Issued

Joanne Lolato

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.