



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

**Citation:** CAPREIT Limited Partnership v Bougeon, 2026 ONLTB 16369

**Date:** 2026-02-23

**File Number:** LTB-L-001062-26-SA

**In the matter of:** 04, 90 CHURCHILL ST  
WATERLOO ON N2L2X2

**Between:** CAPREIT Limited Partnership

Landlord

**And**

Cindy Bougeon

Tenant

CAPREIT Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Cindy Bougeon (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 August 13, 2025 with respect to application LTb-L-040245-25.

The Landlord's application was resolved by order LTB-L-001062-26, 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-001062-26.

This motion was heard by videoconference on February 11, 2026.

The Landlord's legal representative, G. Quaresma, and the Tenant attended the hearing.

### **Agreed Facts:**

1. The arrears and costs owing by the Tenant to the Landlord to February 28, 2026, are \$5,408.54.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

### **On consent, it is ordered that:**

1. The motion to set aside Order LTB-L-001062-26, issued on January 12, 2026, is granted.

2. Order LTB-L-001062-26, issued on January 12, 2026, is set aside and cannot be enforced.
3. The previous order issued on August 13, 2025 with respect to LTB-L-040245-25 is also cancelled.
4. The previous orders are replaced by the following order.
5. The Tenant shall pay the Landlord \$5,408.54 arrears and costs as follows:
  - (a) \$500.00 on or before March 21, 2026,
  - (b) \$500.00 on or before April 21, 2026,
  - (c) The balance of \$4,408.54 on or before May 31, 2026.
6. The Tenant shall pay the Landlord the monthly rent, in full, as it becomes due and owing, no later than the first day of each month, for the months of March, April and May, 2026.
7. If the Tenant fails to make any one of the payments in accordance with paragraph #5 and #6 of 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 February 28, 2026.

**February 23, 2026**  
**Date Issued**

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Nancy Morris  
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.