



**Order under Section 21.2 of the
Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

File Number: LTB-L-084234-25-RV

In the matter of: 1, 60 CASSANDRA BLVD
TORONTO ON M3A1S6

Between: Capreit Limited Partnership Landlord

And

Chantal Elizabeth London Tenant
Nicholas London

Review Order

When the capitalized word “Landlord” is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word “Tenant” is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Capreit Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Chantal Elizabeth London and Nicholas London (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was resolved by order LTB-L-084234-25 issued on January 13, 2026.

On January 13, 2026 the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On January 14, 2026 interim order LTB-L-084234-25-RV-IN was issued, staying the order issued on January 13, 2026.

This request to review was heard by videoconference on February 19, 2026.

The Landlord’s legal representative, Jason Paine, and the Tenant, Nicholas London, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The request to review order LTB-L-084234-25 issued on January 13, 2026 is granted.
2. Order LTB-L-084234-25 issued on January 13, 2026 is cancelled and replaced by the following:
3. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
4. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$1,000.00 if the payment is made on or before February 28, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$3,720.51 if the payment is made on or before March 20, 2026. See Schedule 1 for the calculation of the amount owing.
5. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after March 20, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
 6. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before March 20, 2026.**
 7. As of the date of the hearing, the rent paid by the Tenant exceeds the amount owed to the Landlord for rent, compensation and the cost of filing the application the Landlord is entitled to by \$21.15. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$89.44 per day for compensation for the use of the unit starting February 20, 2026 until the date the Tenant moves out of the unit.
 8. The Tenant shall pay the Landlord compensation of \$89.44 per day for the use of the unit starting February 20, 2026 until the date the Tenant moves out of the unit.
 9. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
 10. If the unit is not vacated on or before March 20, 2026, then starting March 21, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 11. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after March 21, 2026.

February 24, 2026
Date Issued

Mark Melchers
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 21, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 28, 2026

Rent Owing To February 28, 2026	\$814.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$1,000.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 20, 2026

Rent Owing To March 31, 2026	\$3,534.51
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$3,720.51

C. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$-207.15
Application Filing Fee	\$186
Total amount owing to the Landlord	\$-21.15
Plus daily compensation owing for each day of occupation starting February 20, 2026	\$89.44 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	