



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-101552-25

In the matter of: 207, 1127 ROYAL YORK RD
LONDON ON N6H3Z5

Between: CAPREIT Limited Partnership Landlord

And

Karolina Lewis Tenant

CAPREIT Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Karolina Lewis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 18, 2026.

Only the Landlord's representative Gabriella Quaresma attended the hearing.

The Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,345.90. It is due on the 1st day of each month.
4. The rent arrears owing to February 28, 2026 are \$8,373.09.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenant owes the Landlord is \$8,612.61.

7. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act. The Tenant was not present and the Landlord sought a standard order for the arrears.
8. The Landlord's representative informed the Board that the parties had reached an agreement to pay the arrears over 12 months prior to the hearing. While the Tenant was not present at the hearing to provide their consent, I have considered the circumstances and find that a payment plan would be more appropriate than a standard order. I make this finding as the parties had reached a consent, and it would be inappropriate to order a standard order despite the Tenant's non-attendance.

It is ordered that:

1. The Tenant shall pay to the Landlord \$8,612.61. for arrears of rent up to February 28, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - Beginning March 1, 2026, and on the first of every month up to (and including) February 1, 2027, the amount of \$717.97.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 2026 to February 2027 or until the arrears are paid in full, whichever date is earliest.
4. 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 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

Brett Lockwood
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.