



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-011332-25

In the matter of: 814, 744 FANSHAWE PARK RD E
LONDON ON N5X2L9

Between: ALEXA MARIE MURACA Tenant

And

Capreit Limited Partnership Landlord

ALEXA MARIE MURACA (the 'Tenant') applied for an order determining that Capreit Limited Partnership (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on March 5, 2026.

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

At the hearing, the parties consented to the following order.

Agreed facts:

1. The parties agreed to amend the application to correctly identify the Landlord as Capreit Limited Partnership and not Lisa Bravo.
2. The Tenant's address for service is: 17 Dunbar Road South Waterloo N2L2C9.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$240.00 for a global resolution of all issues related to the tenancy and \$48.00 for the cost of filing the application.
2. The total the Landlord shall pay the Tenant is \$288.00 and this payment shall be made by March 31, 2026.
3. If the Landlord does not pay the Tenant the total amount in paragraph 2 of this order, then the Landlord will start to owe interest as of April 1, 2026. Interest is calculated at 4.00% annually on the balance outstanding.

March 9, 2026
Date Issued

Vishal Nanda

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.