



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

File Number: LTB-L-093804-25-RV

In the matter of: 108, 148 Islington Ave
Etobicoke ON M8V3B6

Between: CAPREIT Limited Partnership Landlord

and

Mala Sedoo Tenant

Review Order

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

This application was resolved by order LTB-L-093804-25 issued on February 3, 2026.

On February 6, 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 February 12, 2026, interim order LTB-L-093804-25-RV-IN was issued, staying the order issued on February 3, 2026.

The review request was heard by videoconference on March 16, 2026.

The Landlord and the Tenant attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent, it is ordered that:

1. The request to review order LTB-L-093804-25, issued on February 3, 2026, is granted.
2. Order LTB-L-093804-25, issued on February 3, 2026, is cancelled and replaced with this order.
3. The Tenant shall pay the Landlord \$4,390.32, which represents the arrears of rent and costs outstanding for the period ending March 31, 2026.
4. The Landlord's application for eviction of the Tenant is denied on the condition that:

- a) The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 3 of this order:

Date Payment Due	Amount of Payment
March 19, 2026	\$1,041.00
April 16, 2026	\$1,200.00
May 20, 2026	\$2,149.32

- b) For the period of April 2026 to May 2026, or until the arrears are paid in full, whichever date is earliest, the Tenant shall pay the Landlord the monthly rent in full and by the **first day** of each corresponding month.
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 3 of this order shall become immediately due and owing. Also, 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 *Residential Tenancies Act, 2006*, for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay the amount due and owing under this order and any new arrears, NSF fees and related charges that became owing after March 31, 2026. The order that results from this section 78 application is usually issued without a hearing.

March 24, 2026
Date Issued

 Candace Aboussafy
 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.