



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-023707-26

In the matter of: 109, 5 KINGS CROSS RD
BRAMPTON ON L6T3X6

Between: Capreit Limited Partnership Landlord

And

Liliana Wilder Tenant

Capreit Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Liliana Wilder (the 'Tenant') because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on February 9, 2026, with respect to application LTB-L-088801-25.

This application was decided without a hearing being held.

Determinations:

1. The mediated settlement provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain condition(s) in the mediated settlement. This application was filed within 30 days of the breach.
2. I find that the Tenant has not met the following condition specified in the mediated settlement:

Upon inspection held in the rental unit by the Landlord on March 16, 2026, the Tenant failed to ensure excessive items and clutter were not piled up throughout the balcony, therefore failing to maintain the balcony in an ordinary state of cleanliness.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 3, 2026.
2. If the unit is not vacated on or before April 3, 2026, then starting April 4, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

3. 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 April 4, 2026.

March 23, 2026
Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

The Tenant has until April 2, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the tenant files the motion by April 2, 2026, the order will be stayed and the LTB will schedule a hearing.

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 October 4, 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.