



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-004831-26

In the matter of: 1501, 80 WESTERN BATTERY RD
TORONTO ON M6K 3S1

Between: Andrea Glicksman-Caprara Landlords
Adriano Caprara

And

Danai Makore Tenant

Andrea Glicksman-Caprara and Adriano Caprara (the 'Landlords') filed an L1 application for an order to terminate the tenancy and evict Danai Makore (the 'Tenant') based on a form N4 notice of termination because the Tenant did not pay the rent that the Tenant owes.

A hearing took place at the Landlord and Tenant Board on March 23, 2026 via video teleconference on VC line 107. The Landlord Andrea Glicksman-Caprara attended. Adriano Caprara the other Landlord in this matter was not in attendance, however Andrea Glicksman-Caprara confirmed that she had authority to reach an agreement on behalf of Adriano Caprara. The Tenant attended and was self-represented.

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.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The tenancy is terminated as of April 30, 2026. The Tenant shall vacate the unit on or before that date.

If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords, on or after May 1, 2026.

The Tenant shall pay the Landlords \$77.49 per day in compensation for the use of the unit from May 1, 2026 to the date the Tenant vacates the unit.

2. The last month's rent deposit is applied to the period of April 2026.

3. The Tenant owes to the Landlords the total sum of arrears of \$4,757.00 which includes the application filing fee of \$186.00 and represents the total arrears owing up to and including March 31, 2026 as of today's date of March 23, 2026.
4. On or before April 10, 2026 the Tenant shall pay \$500.00 towards the arrears.
5. On or before May 1, 2026 the Tenant shall pay the remaining outstanding balance of arrears in the amount of \$4,257.00.
6. If the Tenant fails to comply with any one of the payments noted in paragraph(s) 4 and/or 5 of this order related to the issues in the application, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlords shall become immediately due and owing and the Landlords 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* ('RTA'), 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 become owing after March 31, 2026.
7. On May 2, 2026 if the Tenant defaults on any one of the payments noted in paragraph(s) 4 and/or 5, then at the time of default any outstanding balances shall become immediately due and payable and simple interest will begin to accrue on any balances owing pursuant to the Courts of Justice Act.

March 30, 2026
Date Issued

Chris Jackson
Hearing Officer, 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 November 1, 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.