



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010680-26

In the matter of: 208, 75 TALARA DR
NORTH YORK ON M2K2X4

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

Mathias Pahala Simanjuntak Tenant
Arthur Simanjuntak
ROMAS NAULI SERAFIM

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict Mathias Pahala Simanjuntak, Arthur Simanjuntak and ROMAS NAULI SERAFIM (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 31, 2026.

Before the start of the hearing the Landlord's Legal Representative, Eshita Mongia, the Tenants, Arthur Simanjuntak and Mathias Pahala Simanjuntak engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Michelle Forrester provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The name of the Tenant "Riama Simanjuntak Arthur" is incorrectly stated on the application. The application shall be amended to reflect the Tenant's correct name, which is "Arthur Simanjuntak".
2. The name of the Tenant "Pahala Simanjuntak Arthur" is incorrectly stated on the application. The application shall be amended to reflect the Tenant's correct name, which is "Mathias Pahala Simanjuntak".
3. The Tenant shall pay to the Landlord **\$517.43** for arrears of rent up to March 31, 2026 and costs.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:

- a) Lawful rent plus \$173.27 on or before April 24, 2026.
 - b) Lawful rent plus \$173.27 on or before May 22, 2026.
 - c) Lawful rent plus \$170.89 on or before June 19, 2026.
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 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 **March 31, 2026**.

April 2, 2026
Date Issued

Michelle Forrester
Hearings 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.