



**Order under Section 69  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-007735-26

**In the matter of:** 206, 640 GUELPH LINE  
BURLINGTON ON L7R3M9

**Between:** CAPREIT Limited Partnership Landlord

**And**

Seneka Shaw Tenant

CAPREIT Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Seneka Shaw (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard by video conference on April 8, 2026.

Before the start of the hearing the Landlord's legal representative Gabriela Quaresma and the Tenant Seneka Shaw engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application and all matters arising from the tenancy. The Tenant spoke with Tenant Duty Counsel before providing their consent to the terms contained herein.

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

**The parties agreed that:**

1. The total arrears of rent owing up to April 8, 2026 including the application filing fee are \$4725.28
2. There is no last month rent deposit.
3. This order resolves all matters raised in the application and all matters arising from the tenancy to the date of the hearing.

4. The parties agree to a final, non-voidable eviction order with an eviction date of April 8, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenants do not have the option to void the eviction order under subsections 74(4) or 74(11) of the Residential Tenancies Act, 2006 (the 'Act') by paying the outstanding rent arrears.

**It is ordered on consent 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 8, 2026.
2. If the unit is not vacated on or before April 8, 2026, then starting April 9, 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 9, 2026.
4. The Tenant shall also pay the Landlord compensation of \$73.29 per day for the use of the unit starting April 9, 2026, to the date the Tenant moves out of the unit.
5. The Tenant shall pay to the Landlord the amount of \$4,725.28 for arrears of rent up to April 8, 2026, in full on or before April 30, 2026.
6. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.

**April 15, 2026**  
**Date Issued**

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Diego Fernandez-Stoll  
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on October 9, 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.