



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

File Number: LTB-L-007577-26

In the matter of: 1407, 3055 GLENCREST RD
BURLINGTON ON L7N2H4

Between: CAPREIT Limited Partnership Landlord

And

Daniel Patterson Tenants
Richard Talmage

CAPREIT Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Patterson and Richard Talmage (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 8, 2026.

The Landlord's Legal Representative, Gabriela Quaresma, and the Tenants attended the hearing. The Tenants were assisted by their support person, William Patterson.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$2,793.52 for arrears of rent up to April 30, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount owing in paragraph 1 in accordance with the following schedule:
 - \$279.35 per month, due on or before the 1st day of the month, for the period May 1, 2026 to January 1, 2027 (9 months); and
 - \$279.37 on or before February 1, 2027.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 1, 2026 to February 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of

the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 16, 2026
Date Issued

Curtis Smith
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.