



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

File Number: LTB-L-008569-26

In the matter of: 906, 724 FANSHAWE PARK RD E
LONDON ON N5X2L8

Between: CAPREIT Limited Partnership Landlord

And

Alliy ah Mae Fernandez Tenants
Rob Zedrick Valleza

CAPREIT Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Alliy ah Mae Fernandez and Rob Zedrick Valleza (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on April 14, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Representative, Gabriela Quaresma, and the Tenant, Alliy ah Mae Fernandez, on behalf of both Tenants were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$7,561.00 for arrears of rent up to April 30, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Payment Due Date	Payment Due
Due on or before April 17, 2026	\$5,000.00
Due on or before May 8, 2026	\$2,561.00

3. The Tenants shall also pay to the Landlord new lawful rent on time and in full as it comes due and owing for the period May 1, 2026.

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 22, 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.