



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

File Number: LTB-L-010372-26

In the matter of: 209, 450 SANDRINGHAM CRES
LONDON ON N6C5T9

Between: CAPREIT 2 Limited Partnership Landlord

And

Camila Arango Alvarez Tenant
Jhon Hernandez

When the capitalized word “Landlord” is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word “Tenant” is used in this order, it refers to all persons identified as a Tenant at the top of the order.

CAPREIT 2 Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Camila Arango Alvarez and Jhon Hernandez (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 15, 2026.

Only the Landlord’s legal representative Gabriela Quaresma attended the hearing.

As of 11:48 a.m., the Tenant, Jhon Hernandez while having met with the Landlord’s legal representative in a private meeting and had agreed on terms of a payment plan disconnected from hearing around 11:15 a.m..

The Landlord’s legal representative requested that the Board consider the terms of the payment plan as agreed to between the parties.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.

2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,840.00. It is due on the 1st day of each month.
4. The Tenant has paid \$2,100.00 to the Landlord since the application was filed.
5. The rent arrears owing to April 30, 2026 are \$5,110.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the total amount the Tenants owe the Landlord is \$5,296.00.
8. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
9. While the Tenant was not present, the Landlord's legal representative requested the Board's consideration of the payment plan terms as agreed to between the parties. I consented as the order outlined may assist the Tenants in the preservation of their tenancy if they comply with outlined terms.
10. However, if the Tenants fail to comply 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.
11. This order contains all of the reasons for the decision within it. No further reasons shall be issued.

It is ordered that:

1. The Tenant shall pay to the Landlord \$5,296.00 for arrears of rent up to April 30, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$1,500.00 payable on or before May 15, 2026;
 - \$1,500.00 payable on or before June 15, 2026;
 - \$1,500.00 {payable on or before July 15, 2026; and
 - \$796.00 payable on or before August 15, 2026;
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 2026 to August 2026, or until the arrears are paid in full, whichever date is earliest.

4. 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 1 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 Tenants' 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 April 30, 2026.

April 20, 2026
Date Issued

Alicia Johnson
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.