



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

File Number: LTB-L-020994-26

In the matter of: 704, 5 TANGREEN CRT
TORONTO ON M2M3Z1

Between: CAPREIT 2 LIMITED PARTNERSHIP Landlord

And

VARSHABEN HAMIRBHAI MODHWADIYA Tenants
DILIP RAM MODHAVADIYA

CAPREIT 2 LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict VARSHABEN HAMIRBHAI MODHWADIYA and DILIP RAM MODHAVADIYA (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on April 16, 2026. The Landlord's legal representatives, Jason Paine and the Tenant, Dilip Ram Modhavadiya attended the hearing. The Tenant, Dilip Ram Modhavadiya provided evidence that he was authorized by the second Tenant, Varshaben Hamirbhai Modhwadiya to represent her in this matter. The Tenant did not meet with Duty Counsel prior to the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$2,800.00. It is due on the 1st day of each month.

On consent it is ordered that:

1. The Tenants shall pay to the Landlord \$386.00 which represents arrears of rent (\$200.00) plus the application filing fee (\$186.00) for the period ending April 30, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 on or before April 30, 2026.

3. If the Tenants fail to make the payment in accordance with paragraphs 1 and 2 above, the full balance owing becomes due and payable immediately and the Tenants will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.

April 21, 2026
Date Issued

Floredana Ungureanu
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.