



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-010308-26

In the matter of: 407, 270 SHELDON AVE
TORONTO, ON, M8W4M1

Between:	CAPREIT 2 LIMITED PARTNERSHIP	Landlord
	and	
	BRUCE E REED	Tenant

- [1] CAPREIT 2 LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict BRUCE E REED (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.
- [2] The application was scheduled to be heard by video conference on April 20, 2026. The Landlord was represented by licensed paralegal Reshma Nair. The Tenant was present and self-represented.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to the following:
 - a. The current monthly rent is \$1665.89
 - b. The total arrears outstanding up to April 30, 2026, including the application fee is \$3517.78
 - c. The parties have agreed to a payment plan to pay the arrears and if there is a breach in any of the payments then the Landlord can apply for eviction under s.78 of the Residential Tenancies Act, 2006
- [5] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$3517.78 which represents arrears of rent owing up to April 30, 2026, including the application filing fee.
2. The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:
 - (a) On or before the 1st of each month commencing on May 01, 2026, the Tenant shall pay the Landlord the regular monthly rent due each month until the arrears are paid in full
 - (b) On or before May 31, 2026, the Tenant shall pay the Landlord \$1665.89 towards the arrears
 - (c) On or before June 30, 2026, the Tenant shall pay the Landlord \$1851.89 towards the balance of the arrears
3. If the Tenant fails to make any of the payments in accordance with paragraph 2, and by the dates required, then:
 - (a) The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
 - (b) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

April 23, 2026
Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio
Hearing Officer, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.