



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

File Number: LTB-L-009095-26

In the matter of: 1201, 2121 RATHBURN RD E
MISSISSAUGA ON L4W 2X3

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

SHARMEN THOMAS Tenant
ZAKIAH THOMAS
CHALENA THOMAS

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict SHARMEN THOMAS, ZAKIAH THOMAS and CHALENA THOMAS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 21, 2026.

The Landlord's Representative, Eshita Mongia and the Tenant, Sharmen Thomas attended the hearing. The Tenant present confirmed she had the authority to consent on behalf of the other two Tenants, Zakiah Thomas and Chalena Thomas who were not present at the hearing. The parties agreed to participate in mediation. 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 the parties understood the terms and consequences of their consent

Agreed Facts:

1. The parties agreed the rent is due on the 1st day of every month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$9,906.00 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:

Date of Payment – On or Before	Amount of Payment
April 24, 2026	\$760.00

May 22, 2026	\$500.00
June 22, 2026	\$500.00
July 22, 2026	\$1,100.00
August 22, 2026	\$1,250.00
September 22, 2026	\$1,250.00
October 22, 2026	\$1,200.00
November 22, 2026	\$1,200.00
December 22, 2026	\$1,200.00
January 22, 2027	\$946.00

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 1, 2026 to January 31, 2027, 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 Tenant's 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 29, 2026
Date Issued

Tanya Speedie
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.