



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-008652-26

In the matter of: 1015, 100 WELLESLEY ST E
TORONTO ON M4Y1H5

Between: CAPREIT Limited Partnership Landlord

And

Kenny Townsend Tenants
Melissa Vasquez Aristizabal

CAPREIT Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Kenny Townsend and Melissa Vasquez Aristizabal (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or a person the Tenants permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on April 28, 2026.

The Landlord's legal representative, Geoff Paine, and the Tenant Kenny Townsend attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions set out below.
2. The Tenants, their guests, and occupants of the rental unit shall not leave the stove on and unattended for the duration of the tenancy.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
4. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.

5. If the Tenants do not pay the Landlord the full amount owing on or before May 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.

May 4, 2026
Date Issued

Dawn Carr
Member, Landlord and Tenants 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.