



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-049294-25

In the matter of: 22a Bernick Drive
Barrie ON L4M5J5

Between: Terrance Clarke
Sarah Williamson Tenants

And

Caprata Properties Inc. Landlord

Terrance Clarke and Sarah Williamson (the 'Tenants') applied for an order determining that Caprata Properties Inc. (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on April 30, 2026.

The Tenants and the Landlord's Agent, Jenine Watson, attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of July 1, 2025.

May 5, 2026
Date Issued

Nicole Pedron

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.