



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

File Number: LTB-L-011791-26

In the matter of: 619, 500 MURRAY ROSS PKY
TORONTO ON M3J2Z3

Between: CAPREIT Limited Partnership Landlord

And

NICOLE J DESAULNIER Tenant

CAPREIT Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict NICOLE J DESAULNIER (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by videoconference on April 29, 2026. The Landlord's representative Jason Paine and the Tenant Nicole Desaulnier participated in mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,506.44 for arrears of rent up to April 30, 2026, and costs (filing fee of \$186.00).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) Starting May 28, 2026, for a period of 11 consecutive months, the Tenant shall make monthly payments of \$210.00 to the Landlord due on or before the 28th day of every month.
 - b) The Tenant shall make one last payment of \$194.44 on or before April 28, 2027.
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 April 1, 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.

May 4, 2026
Date Issued

Isabelle Bouvier
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.