



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016552-26

In the matter of: 127 BLACKACRES BLVD
LONDON ON N6G2H1

Between: CAPREIT Limited Partnership Landlord

And

Tammy Brown Tenants
Carl Carlson
Rick Fry

CAPREIT Limited Partnership (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Tammy Brown, Carl Carlson, and Rick Fry (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on May 7, 2026. Gabriella Quaresma, Licenced Paralegal, represented the Landlord. Tammy Brown attended on behalf of the Tenants and was self-represented.

Through private discussion, the parties resolved the application and requested the LTB issue 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.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$5,980.96. This amount includes \$5,794.96 for arrears of rent up to May 31, 2026, and the \$186.00 application filing fee (costs).
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - On or before the 1st day of each month the Tenants shall pay the Landlord \$300.00 toward arrears starting June 2026 through to and including December 2027; and
 - On or before January 1, 2028, the Tenants shall pay the Landlord \$280.96 for the balance of arrears owing.
3. The Tenants shall also pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting June 2026 through to and including January 2028, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 11, 2026
Date Issued

Joanne Lolato
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.