



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-025312-26-SA

In the matter of: 302, 41 BLACKFRIAR AVE
ETOBICOKE ON M9R3S5

Between: Capreit Limted Partnership Landlord

And

Hopie Dennis Tenant

Capreit Limted Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Hopie Dennis (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on February 13, 2026 with respect to application LTB-L-092769-25.

The Landlord's application was resolved by order LTB-L-025312-26, issued on March 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-025312-26.

This motion was heard by videoconference on May 12, 2026.

The Landlord's Representative, Jason Paine, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The motion to set aside Order LTB-L-025312-26, issued on March 27, 2026, is granted.
2. Order LTB-L-025312-26, issued on March 27, 2026, is set aside and cannot be enforced.
3. The previous order issued on February 13, 2026, with respect to LTB-L-092769-25 is amended and replaced as follows:
4. The Tenant shall pay to the Landlord \$11,369.39 for arrears of rent up to May 31, 2026, inclusive of filing fee.
5. The Tenant shall pay to the Landlord the amount set out above in paragraph 4 in accordance with the following schedule:

Payment Date	Payment Amount
May 15, 2026	\$870.00
June 27, 2026	\$700.00
July 27, 2026	\$700.00
August 27, 2026	\$700.00
September 27, 2026	\$700.00
October 27, 2026	\$700.00
November 27, 2026	\$700.00
December 27, 2026	\$700.00
January 27, 2027	\$700.00
February 27, 2027	\$700.00
March 27, 2027	\$700.00
April 27, 2027	\$700.00
May 27, 2027	\$700.00
June 27, 2027	\$700.00
July 27, 2027	\$700.00
August 27, 2027	\$699.39

6. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period of June 1, 2026, to August 1, 2027, or until the arrears are paid in full, whichever date is earliest.
7. 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 4 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 *Residential Tenancies Act*, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 20, 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.