



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

File Number: LTB-L-019998-26

In the matter of: 521, 500 MURRAY ROSS PKY
TORONTO ON M3J2Z3

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

WAYNE REID Tenant

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict WAYNE REID (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on May 20, 2026. The Landlord's legal representative Eshita Mongia and the Tenant attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,279.00 which represents arrears of rent (\$4,093.00) plus the application filing fee (\$186.00) for the period ending May 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - A payment of \$400 on or before May 22, 2026;
 - Payments of \$400.00 on or before the 20th day of each month starting on June 20, 2026, and continuing each month until February 20, 2027; and
 - A final payment of \$279.00 on or before March 20, 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 June 1, 2026 to March 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 May 31, 2026.

May 21, 2026
Date Issued

Sandra Sabourin
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.