



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-019256-26

In the matter of: 203, 1800 VALLEY FARM RD
PICKERING ON L1V3W3

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

SHAWN BURKE
REGINA BURKE Tenants

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict SHAWN BURKE and REGINA BURKE (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on May 20, 2026. The Landlord's legal representative Eshita Mongia and the Tenant Shawn Burke attended the hearing. Tenant Shawn Burke confirmed that he had authorization to act on behalf of Tenant Regina Burke.

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.

Agreed Facts:

1. The parties agree that the payment made by the Tenants in the amount of \$1,500.00 on May 15, 2026 has not yet been received by the Landlord or applied to the rent arrears.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$7,752.64 which represents arrears of rent (\$7,566.64) plus the application filing fee (\$186.00) for the period ending May 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - A payment of \$1,752.64 on or before May 28, 2026; and
 - Payments of \$1,000.00 on or before the 15th day of each month starting on June 15, 2026, and continuing each month until November 15, 2026.

3. The Tenants 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 November 1, 2026, 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 27, 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.