



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-008705-26

In the matter of: Basement, 8464 MARTIN GROVE RD
WOODBRIIDGE ON L4L6G3

Between: Jasvinder Virdi Landlord

And

Antonio Caputo Tenant

Jasvinder Virdi (the 'Landlord') applied for an order to terminate the tenancy and evict Antonio Caputo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 22, 2026.

The Landlord and the Tenant and the Tenant's legal representative, K. Daniyal attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,296.00 for arrears of rent up to May 31, 2026, inclusive of costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - On or before May 22, 2026, the Tenant shall pay the Landlord \$1,200.00.
 - On or before May 29, 2026, the Tenant shall pay the Landlord \$1,650.00.
 - On or before June 20, 2026, the Tenant shall pay the Landlord \$1,260.00.
 - On or before July 20, 2026, the Tenant shall pay the Landlord \$1,000.00.
 - On or before August 20, 2026, the Tenant shall pay the Landlord \$1,000.00.
 - On or before September 20, 2026, the Tenant shall pay the Landlord \$1,186.00.
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 starting June 1, 2026, to September 1, 2026, 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 27, 2026
Date Issued

Emily Robb
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.