



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-021646-26

In the matter of: 2021 BEACONWOOD DR
GLOUCESTER ON K1J8L7

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

GABRIELLE COUSINEAU Tenant

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

This application was mediated by videoconference on May 25, 2026. Paralegal, Allan Kouri, attended on behalf of the Landlord. The Tenant attended after speaking with Duty Counsel. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

Preliminary Matter:

DEBORAH JOHNSON is removed as a tenant to this application.

General Information:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,670.26. It is due on the 1st day of each month.
4. The rent arrears owing to May 31, 2025 are \$5,479.93.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. Accordingly, the total amount the Tenant owes the Landlord is \$5,665.93 (\$5,479.93 + \$186.00).
7. Pursuant to section 78 of the Act, the parties agree on a payment plan.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$5,479.93 for arrears of rent up to May 31, 2026 and \$186.00 costs, totalling \$5,665.93.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 (\$5,665.93) in accordance with the following schedule:
 - . \$3,000.00 minimum on or before May 25, 2026
 - . \$330.00 minimum on or before June 18, 2026
 - . \$250.00 minimum on or before June 22, 2026
 - . \$350.00 minimum on or before July 16, 2026
 - . \$350.00 minimum on or before the 1 of each month from August 1, 2026 to November 1, 2026 (4months) and
 - . \$335.93 on or before December 1, 2026.
3. The Tenant shall also pay to the Landlord new rent as follows:
 - . June 1, 2026 rent on or before June 18, 2026
 - . July 1, 2026 rent on or before July 2, 2026
 - . August 1, 2026 to December 31, 2026 (5 months) on or before the 1st of each month.
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 January 1, 2027.

June 10, 2026
Date Issued

Shawn Hayman
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.