



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020741-26

In the matter of: 603, 744 Fanshawe Park Road East
London ON N5X2L9

Between: Capreit Limited Partnership Landlord

And

Julio Alfaro Tenant

Capreit Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Julio Alfaro (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on May 20, 2026.

The Landlord's Legal Representative, Gabriela Quaresma, attended on behalf of the Landlord.

The Tenant was self-represented and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful rent is \$1,047.40. It is due on the 1st day of each month.
2. Based on the monthly rent, the daily rent/compensation is \$33.73. This amount is calculated as follows: \$1,025.86 multiplied by 12 months, divided by 365 days.
3. The Tenant has paid \$3,090.00 to the Landlord since the application was filed.
4. The Tenant paid an additional \$500.00 on May 19, 2026, but as of the date of the mediation, the Landlord had not yet received this payment. As a result, the balance owing to May 31, 2026 does not reflect the \$500.00 payment.
5. The rent arrears owing to May 31, 2026 are \$2,041.57.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. There is no last month's rent deposit.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$3,088.97 if the payment is made on or before June 12, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after June 12, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before June 12, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$1,647.23. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$33.73 per day for the use of the unit starting May 21, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before June 12, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 13, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 12, 2026, then starting June 13, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 13, 2026.

June 1, 2026
Date Issued

Angela McLaughlin
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 13, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 12, 2026

Rent Owing to June 30, 2026	\$5,992.97
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,090.00
Total the Tenant must pay to continue the tenancy	\$3,088.97

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$4,551.23
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,090.00
Total amount owing to the Landlord	\$1,647.23
Plus daily compensation owing for each day of occupation starting May 21, 2026	\$33.73 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	