



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-003384-25 and LTB-L-030599-26

In the matter of: 1210, 5 TANGREEN CRT
TORONTO ON M2M3Z1

Between: CAPREIT 2 Limited Partnership Landlord

And

Bansari Panchal Tenant

CAPREIT 2 Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Bansari Panchal (the 'Tenant') because the Tenant did not pay rent—LTB-L-003384-25. A consent order was issued on May 13, 2025 resolving the application, which order included a 'section 78 clause' (the 'Consent Order'). For some reason, the Consent Order was not delivered to the parties by the LTB until March 16, 2026.

The Landlord asserted that the Tenant had breached the Consent Order and requested additional time to bring a motion under section 78.

In an interim order issued on April 14, 2026, the Consent Order was referred to a hearing—a LTB-initiated review—to determine if the LTB seriously erred in not delivering the Consent Order to the parties until March 16, 2026.

LTB-L-030599-26 is an application under section 78 asserting that the Tenant did not comply with the Consent Order. Based on the outcome of the LTB-initiated review of the Consent Order I do not need to consider this application and it is hereby dismissed.

I heard the review heard by videoconference on May 20, 2026. The Landlord and the Tenant attended the hearing and consented to the following order:

It is ordered on consent that:

1. The Review is granted. The Consent Order is set aside.
2. The Tenant shall pay to the Landlord \$15,568.84 up to May 31, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

June 15, 2026:	\$5,000.00
July 1, 2026:	\$5,000
August 15, 2026:	\$5,568.84

4. 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 September 1, 2026, or until the arrears are paid in full, whichever date is earliest.
5. 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 2 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 *Residential Tenancies Act, 2006* 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.

June 3, 2026
Date Issued

E. Patrick Shea
Vice Chair, 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.