



**Order under Section 78(11)  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-015739-26-SA

**In the matter of:** 213, 15 BRIDESBURG DR  
ETOBICOKE ON M9R2K5

**Between:** CAPREIT LIMITED PARTNERSHIP Landlord

**And**

MELVIN HILL Tenant  
PERCHIA MERCIER

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict MELVIN HILL and PERCHIA MERCIER (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on August 12, 2025 with respect to application LTB-L-037773-25.

The Landlord's application was resolved by order LTB-L-015739-26, issued on February 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-015739-26.

This motion was heard by videoconference on April 7, 2026.

The Landlord's Legal Representative Jason Paine and the Tenant Perchia Mercier attended the hearing.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

**It is ordered on consent that:**

1. The motion to set aside Order LTB-L-015739-26, issued on February 27, 2026, is granted.
2. Order LTB-L-015739-26, issued on February 27, 2026, is set aside and cannot be enforced.
3. The previous order issued on August 12, 2025, with respect to LTB-L-037773-25 is amended as follows:

4. The Tenant shall pay the Landlord \$2,671.82, for arrears of rent to April 30, 2026, on or before April 24, 2026.
5. Section 78 of the Residential Tenancies Act, 2006, S.O. 2006, c.17 applies to this Order. If the Tenant fails to make any the payment in accordance with paragraph 4 of this order, the Landlord may apply at no cost, and without notice to the Tenant, for an order to terminate the tenancy and evict the Tenant. The Landlord must make this application within 30 days of a breach of a condition set out in this Order.

**June 5, 2026**

**Date Issued**

---

Kyle Anderson

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.