



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-101690-25-RV

In the matter of: 105, 2525 LAKE SHORE BLVD W
TORONTO ON M8V1E5

Between: CAPREIT LIMITED PARTNERSHIP

Landlord

And

SIRE BERETE
JACINTHA NOEL

Tenants

Review Order

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict SIRE BERETE and JACINTHA NOEL (the 'Tenants') because the Tenant did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-101690-25 issued on February 20, 2026. The Tenants did not attend the February 17, 2026, hearing.

On March 4, 2026, the Tenant Sire Berete requested a review of the order, and that the order be stayed until the request to review the order is resolved.

On March 5, 2026, interim order LTB-L-101690-25-RV-IN was issued, staying the order issued on February 20, 2026

This review was heard by videoconference on May 25, 2026.

The Landlord's Legal Representative Eshita Mongia and the Tenant Sire Berete attended the hearing.

Determinations:

1. At the outset of the hearing, the Landlord consented to the Tenant's request for a review, and the parties requested an order on consent. I granted the request for a consent order.

On consent, it is ordered that:

1. The request to review order LTB-L-101690-25 issued on February 20, 2026, is granted.
2. The order is amended as follows:

3. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
4. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$10,516.32 if the payment is made on or before June 12, 2026.
5. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after May 25, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
6. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before June 12, 2026.**
7. If the Tenants does not void the order, the Tenants shall pay to the Landlord \$10,516.32. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application.
8. The Tenants shall also pay the Landlord compensation of \$78.11 per day for the use of the unit starting June 13, 2026, until the date the Tenant moves out of the unit.
9. If the Tenants do not pay the Landlord the full amount owing on or before June 12, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 13, 2026 at 4.00% annually on the balance outstanding.
10. 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.
11. 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 5, 2026
Date Issued

Robert Patchett
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.