



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

File Number: LTB-L-057262-25-RV

In the matter of: 1403, 18 PANORAMA CRT
TORONTO ON M9V3Z8

Between: CAPREIT LIMITED PARTNERSHIP

Landlord

And

MARLON GRANT

Tenant

Review Order

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict MARLON GRANT (the 'Tenant') because the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was resolved by order LTB-L-057262-25 issued on October 17, 2025.

On November 11, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On November 12, 2025 interim order LTB-L-057262-25-RV-IN was issued, staying the order issued on October 17, 2025.

The review request was granted by interim review order issued on January 19, 2026 and the application was scheduled to be heard *denovo* by videoconference on June 4, 2026.

The Landlord's representative G. Paine, the Tenant and the Tenant's representative Yodit Edemariam attended the hearing. The parties before the LTB consented to the following order

It is ordered on consent that:

1. For the duration of the tenancy, the Tenant shall not pull the fire alarm unless there is a fire/emergency/reasonable cause warranting pulling the fire alarm.

2. If the Tenant breaches paragraph 1 of this order, the Landlord may, without notice to the Tenant, apply to the Board pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant breaches paragraph 1 of this order.
3. The Tenant shall pay to the Landlord \$3,459.00 for the application filing fee and costs incurred by the Landlord as a result of the conduct outlined in the Landlord's application.
4. The Tenant will make payments towards the amount set out in paragraph 3 of this order in the amount of \$50.00 each month, commencing July 1, 2026 and continuing every month thereafter for a total of 69 consecutive months, ending on March 1, 2032. The final payment will be in the amount of \$9.00 and will be paid on or before April 1, 2032.
5. If the Tenant fails to make any one of the payments in accordance with this order and such default occurs for a period of time exceeding 45 days, the total balance owing under paragraph 3 of this order shall immediately become payable. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the *Act*.

June 8, 2026
Date Issued

Peter Nicholson
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.