



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-018980-26

In the matter of: 82 BALMORAL DR
BRAMPTON ON L6T1V3

Between: Capreit Limited Partnership Landlord

And

Marlene Cato Tenants
Kemani Smith
Jacqueline O' Sullivan

Capreit Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Marlene Cato, Kemani Smith and Jacqueline O' Sullivan (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 21, 2026.

The Landlord's Legal Representative, Eshita Mongia, and Marlene Cato, representing all of the Tenants, attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$1,777.20 for arrears of rent up to May 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 as follows:
 1. On or before the first of every month, starting on June 1, 2026, to January 1, 2027, the Tenants shall pay \$200.00.
 2. On or before February 1, 2027, the Tenants shall pay \$177.20.
3. The Tenants 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 February 1, 2027, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

June 12, 2026
Date Issued

Amit Gurpersaud
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.