



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

File Number: LTB-L-028709-26

In the matter of: 204, 400 SANDRINGHAM CRES
LONDON ON N6C5A8

Between: CAPREIT 2 Limited Partnership Landlord

And

Natalie Larose
Matt Larose Tenants

CAPREIT 2 Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Natalie Larose and Matt Larose (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on June 11, 2026. The Landlord's legal representative Gabriela Quaresma and the Tenant Natalie Larose attended the hearing. Tenant Natalie Larose confirmed that she had authorization to act on behalf of Tenant Matt Larose.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, 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 terms and consequences of their consent.

Agreed Facts:

1. The parties agree that if a payment due date falls on a statutory holiday, the payment can be made on or before the next business day.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$7,530.05 which represents arrears of rent (\$7,344.05) plus the application filing fee (\$186.00) for the period ending June 30, 2026.

2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
On or before June 12, 2026	\$1,470.00
On or before July 15, 2026	\$350.00
On or before August 15, 2026	\$350.00
On or before September 15, 2026	\$350.00
On or before October 15, 2026	\$350.00
On or before November 15, 2026	\$350.00
On or before December 15, 2026	\$350.00
On or before January 10, 2027	\$1,700.00
On or before January 15, 2027	\$350.00
On or before February 17, 2027	\$350.00
On or before February 28, 2027	\$1,560.05

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 July 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 June 30, 2026.

June 19, 2026
Date Issued

Sandra Sabourin
Hearings Officer, 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.