



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

File Number: LTB-L-028706-26

In the matter of: 6, 310 SILVERSTONE DR
TORONTO ON M9V3J4

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

ERROL WILLIAMS Tenant
SHAUNAKAY GRAVEY
DERRISHA REID

When the capitalized word “Landlord” is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. 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.

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict ERROL WILLIAMS, SHAUNAKAY GRAVEY and DERRISHA REID (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 17, 2026.

The Landlord's legal representative Reshma Nair and the third named Tenant Derrisha Reid attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,729.20. It is due on the 1st day of each month.
4. The rent arrears owing to June 30, 2026 are \$0.20.

5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenant owes the Landlord is \$186.20.
7. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.
8. Given that the Tenants have paid all the arrears with the exception of twenty cents (.20) and the application filing fee and the Tenant made submissions about possible terms of repayment of the outstanding balance, the terms as outlined below are fair in the circumstances as before the LTB.

It is ordered that:

1. The Tenant shall pay to the Landlord \$186.20 for arrears of rent up to June 30, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$62.07 on or before July 1, 2026;
 - \$62.07 on or before August 1, 2026; and
 - \$62.06 on or before September 1, 2026.
3. If the Tenant does not pay the Landlord the full amount owing on or before September 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 2, 2026 at 4.00% annually on the balance outstanding.

June 24, 2026

Date Issued

Alicia Johnson

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.