



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

**File Number:** LTB-L-031162-26

**In the matter of:** 714, 191 NONQUON RD  
OSHAWA ON L1G3S3

**Between:** Capreit Limited Partnership Landlord

**And**

Allison Riley Tenants  
Robert Riley

Capreit Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Allison Riley and Robert Riley (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenants, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The Landlord also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property.

This application was heard by videoconference on June 22, 2026. The Landlord's agent Dushy Anantharajan, the Landlord's legal representative Geoff Paine and the Tenants attended the hearing.

At the hearing, the parties consented to the following order.

### **On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. On or before July 30, 2026, the Tenants shall pay to the Landlord \$1,000.00 for the costs to repair and/or replace the damaged property.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the

application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

**June 29, 2026**  
**Date Issued**

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**Fabio Quattrociocchi**  
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.