



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-034212-26-SA

In the matter of: 154, 806 CLARK BLVD
BRAMPTON ON L6T2E8

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

JEFFREY JOSEPH PEREIRA Tenant

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict JEFFREY JOSEPH PEREIRA (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on March 10, 2026 with respect to application LTB-L-006323-26-SA.

The Landlord's application was resolved by order LTB-L-034212-26, issued on April 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-034212-26.

This motion was heard by videoconference on June 22, 2026.

The Landlord's Legal Representative, Eshita Mongia, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

On consent it is ordered that:

1. The motion to set aside Order LTB-L-034212-26, issued on April 27, 2026, is granted.
2. Order LTB-L-034212-26, issued on April 27, 2026, is set aside and cannot be enforced.
3. The previous order issued on March 10, 2026 with respect to LTB-L-006323-26-SA is cancelled and replaced with this order.
4. The Tenant shall pay to the Landlord \$1,450.73 for arrears of rent up to June 30, 2026 and costs.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in full on or before July 20, 2026.

6. The Tenant shall also pay to the Landlord the lawful rent for July 2026 in full on or before July 3, 2026.
7. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 29, 2026
Date Issued

Vicky Liu
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.