



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

File Number: LTB-L-096384-25-SA

In the matter of: 426, 2247 HURONTARIO ST
MISSISSAUGA ON L5A 2G2

Between: H&R Property Management Ltd. Landlord

and

Tricia Shelly Ann Brown Tenant

H&R Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Tricia Shelly Ann Brown (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 consent order issued by the LTB on November 12, 2025 with respect to application LTB-L-066602-25.

The Landlord's application was resolved by order LTB-L-096384-25, issued on November 24, 2025. This order was issued without a hearing being held.

The Tenant made a motion to set aside order LTB-L-096384-25.

The motion was heard by videoconference on December 22, 2025.

The Landlord's legal representative David Ciobotaru, the Tenant and the Tenant's counsel Allannah Nguyen attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions, and specifically the Tenant understood that the tenancy would be terminated on December 31, 2025 if she does not pay all the arrears and costs that are outstanding by that date.

Agreed Facts:

1. Arrears of rent to December 31, 2025 are \$9,275.51.
2. The Landlord incurred costs of \$186.00 for filing the application LTB-L-066602-25 and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The motion to set aside order LTB-L-096384-25, issued on November 24, 2025, is granted. That order is cancelled and cannot be enforced.
2. The previous order issued on November 12, 2025 with respect to LTB-L-066602-25 is amended by deleting paragraphs 1, 2, 3, and 4 of that order and substituting the following.
3. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
4. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$9,461.51 if the payment is made on or before December 31, 2025. See Schedule 1 for the calculation of the amount owing.
5. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after December 31, 2025 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
6. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before December 31, 2025.**
7. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$7,466.52. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
8. The Tenant shall also pay the Landlord compensation of \$64.79 per day for the use of the unit starting January 1, 2026 until the date the Tenant moves out of the unit.
9. If the Tenant does not pay the Landlord the full amount owing on or before December 31, 2025, the Tenant will start to owe interest. This will be simple interest calculated from January 1, 2026 at 4.00% annually on the balance outstanding.
10. If the unit is not vacated on or before December 31, 2025, then starting January 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
11. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after January 1, 2026.

January 6, 2026
Date Issued

Nersi Makki
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on July 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before December 31, 2025

Rent Arrears Owing To December 31, 2025	\$9,275.51
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$9,461.51

B. Amount the Tenant must pay if the tenancy is terminated

Rent Arears Owing To Hearing Date	\$9,275.51
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,947.50
Less the amount of the interest on the last month's rent deposit	- \$47.49
Total amount owing to the Landlord	\$7,466.52
Plus daily compensation owing for each day of occupation starting December 23, 2025	\$64.79 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	