



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

File Number: LTB-L-093064-25

In the matter of: 1905, 15 BROOKBANKS DR
Toronto ON M3A2T1

Between: Hardit Corporation Landlord

And

Damone Stewart Tenants
Daine Stewart

Hardit Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Damone Stewart and Daine Stewart (the 'Tenants') because:

- the Tenants has been persistently late in paying the Tenants' rent.

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

This application was heard by videoconference on December 22, 2025.

The Landlord was represented at the hearing by Martin Zarnett, a licensed paralegal. The Tenant Damone Stewart attended the hearing on behalf of both Tenants.

Determinations:

1. The parties participated in the mediation process and reached the consent order set out below.
2. On September 18, 2025, the Landlord gave the Tenant an N8 notice of termination effective November 30, 2025. The notice of termination contains the following allegation: that the Tenants were late in the payment of rent 12 of the 12 months during the period October 2024 to September 2025. The Tenant agrees that the Landlord's Payment History attached to the N8 Notice accurately reflects rent payments made by the Tenants.
3. I am satisfied that the Tenants have been persistently late with the payment of their rent and that the consent order set out below is appropriate in the circumstances of this case.

4. The Landlord's representative alleges that \$2522.60 in rental arrears are outstanding. The Tenants acknowledge that this amount was outstanding but contend that it was paid by way of on-line banking several days ago. The parties jointly submitted the condition regarding payment of the arrears as set out below.
5. The Landlord's representative advised that the filing fee has already been paid.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The arrears of rent in the amount of \$2522.60 owing by the Tenants will be paid to the Landlord by December 31, 2025.
3. If the Tenants fail to make the payment in accordance with paragraph 2 of this order, 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 *Residential tenancies act, 2006* (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 become due and owing after December 31, 2025.
4. The Tenants shall pay their lawful monthly rent by the 1st day of each month beginning January 1, 2026 until December 1, 2027.
5. If the Tenants fail to comply with the conditions set out in paragraph 4 of this order, the Landlord may apply under section 78 of 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 Tenants.

January 6, 2026
Date Issued

Christina Budweth
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.