



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

File Number: LTB-L-091091-25

In the matter of: 2203, 2 SAINT THOMAS ST
TORONTO ON M5S2Z1

Between: 2-8 ST. THOMAS HOLDINGS INC Landlord

And

LISA SABRINA HILLYARD Tenant

2-8 ST. THOMAS HOLDINGS INC (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict LISA SABRINA HILLYARD (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

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

The application was scheduled to be heard by video conference on January 6, 2026. Eric Steinman, Licenced Paralegal, represented the Landlord. Sandra Ramires, an employee of the Landlord, was also present. The Tenant attended and was self-represented.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The tenancy is terminated, and the Tenant must vacate the unit on or before February 28, 2026.
- b. On this application, the Landlord is only requesting the termination of the tenancy and the ability to file with the Sheriff for eviction if the Tenant does not vacate the unit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before February 28, 2026.

2. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 March 1, 2026.

January 12, 2026
Date Issued

Joanne Lolato
Hearings Officer, 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 of the Tenant expires on September 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.