



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

File Number: LTB-L-087743-25

In the matter of: 1, 485 DOUGLAS ST
SAULT STE. MARIE ON P6C1T2

Between: 1001157920 ONTARIO INC c/o FOSTRESS Landlord
PROPERTY MANAGEMENT GROUP INC

And

TIM MAKI Tenant

1001157920 ONTARIO INC c/o FOSTRESS PROPERTY MANAGEMENT GROUP INC (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict TIM MAKI (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on January 8, 2026. Brenda Rizzo, Licenced Paralegal, represented the Landlord. Ed Hervias, Property Manager, was also present on behalf of the Landlord. The Tenant attended and was self-represented. Pam Ayers, sister of the Tenant, was present as support for the Tenant.

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:

1. The Tenant consented to the Landlord's request to amend the application to correct the spelling of the last name of the Tenant from **Maxi** to **Maki**.
2. The lawful rent is \$400.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$13.15. This amount is calculated as follows: \$400.00 x 12 months, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to January 31, 2026, are \$4,400.00.
6. The Tenant shall pay the Landlord incurred costs of \$186.00 for filing the application.

7. There is no last month's rent deposit.

On consent of the parties, it is ordered that:

1. The Landlord's application is amended to correct the spelling of the last name of the Tenant from **Maxi** to **Maki**.
2. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
3. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$4,586.00 if the payment is made on or before January 21, 2026. See Schedule 1 for the calculation of the amount owing.
4. 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 January 21, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
5. **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 January 21, 2026.**
6. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$4,291.20. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
7. The Tenant shall also pay the Landlord compensation of \$13.15 per day for the use of the unit starting January 9, 2026 until the date the Tenant moves out of the unit.
8. If the Tenant does not pay the Landlord the full amount owing on or before January 21, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 22, 2026 at 4.00% annually on the balance outstanding.
9. If the unit is not vacated on or before January 21, 2026, then starting January 22, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 22, 2026.

January 13, 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 expires on July 22, 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 January 21, 2026

Rent Owing To January 31, 2026	\$4,400.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$4,586.00

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

Rent Owing To Hearing Date	\$4,105.20
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$4,291.20
Plus daily compensation owing for each day of occupation starting January 9, 2026	\$13.15 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	