



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-081201-25

In the matter of: Unit 3, 620 KING ST
PORT COLBORNE ON L3K4H7

Between: Radar Property Management Inc. c/o 2799897 Ontario Inc. Landlord

And

Ruxanda Valdman Tenant

Radar Property Management Inc. c/o 2799897 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ruxanda Valdman (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

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

The application was heard by videoconference on January 7, 2026. The Landlord's legal representative Bruce Parsons, the Tenant, and the Tenant's support person Cassandra Fairchild attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,395.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$45.86. This amount is calculated as follows: \$1,395.00 x 12, divided by 365 days.
4. The Landlord collected a rent deposit of \$1,395.00 from the Tenant and this deposit is still being held by the Landlord.
5. Interest on the rent deposit, in the amount of \$91.34 is owing to the Tenant for the period from April 14, 2023 to January 7, 2026.

6. The Tenant agrees to pay to the Landlord the monthly rent on time and in full as it comes due and owing for the period of, and including February 1, 2026 to March 1, 2026, or until the Tenant vacates the unit.
7. The Landlord agrees to waive the application filing fee.

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 May 1, 2026.
2. The Landlord owes the Tenant \$1,486.34 which represents the rent deposit being held by the Landlord and the interest owing on the rent deposit to the date of the hearing.
3. If the Tenant vacates the rental unit on or before March 31, 2026, the Landlord will owe the Tenant \$1,486.34 plus the interest accrued on the rent deposit from the hearing date to the date the Tenant vacates the rental unit.
4. If the Tenant vacates the rental unit on or after April 1, 2026, the Landlord will owe the Tenant \$1,493.00 for the last month rent deposit and the interest owing on the rent deposit to March 31, 2026 and the Landlord may deduct \$45.86 per day from this amount for each day the Tenant occupies the rental unit starting on April 1, 2026, and continuing each day until the Tenant vacates the rental unit.
5. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.
6. If the unit is not vacated on or before May 1, 2026, then starting May 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 May 2, 2026.

January 19, 2026
Date Issued

Sandra Sabourin
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 November 2, 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.