



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-090084-25

In the matter of: UPPER UNIT, 7 CORONATION BLVD
ST CATHARINES ON L2S2T9

Between: VINCENZO ZEOLI Landlord

And

CARLY EVANGELISTA Tenant

VINCENZO ZEOLI (the 'Landlord') applied for an order to terminate the tenancy and evict CARLY EVANGELISTA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on January 12, 2026. The following parties participated in the mediation: The Landlord's representative, Judith Callender, the Landlord, Vincenzo Zeoli and the Tenant, Carly Evangelista. Also present was, Janelle Christine Van Halst, supporting the Landlord.

The parties consented to the following order. I was satisfied that the parties understood the 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 \$2,000.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$65.75. This amount is calculated as follows: \$2,000.00 x 12, 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 \$9,000.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$2,000.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

8. Interest on the rent deposit, in the amount of \$65.42 is owing to the Tenant for the period from September 1, 2024 to January 12, 2026.
9. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is **terminated and the Tenant must move out of the rental unit on or before January 31, 2026.**
2. In full and final exchange for vacant position and exchange of the keys on or before January 31, 2026, the Landlord shall waive all rent arrears owing to that date and shall pay to the Tenant \$2,500.00 on or before January 31, 2026.
3. **If the Tenant does not move out of the rental unit on or before January 31, 2026**, then paragraph 2 will become null and void and the Tenant shall pay the to Landlord:
 - **\$5,909.58** on or before January 31, 2026. 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; and
 - Compensation of \$65.75 per day for the use of the unit starting January 13, 2026, until the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlord the full amount owing on or before January 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 1, 2026, at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before January 31, 2026, then starting February 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 February 1, 2026.

January 27, 2026
Date Issued

Kevin Kordahi
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 August 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 if the tenant does not move out of the rental unit on or before January 31, 2026.

Rent Owing To Hearing Date	\$7,789.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,000.00
Less the amount of the interest on the last month's rent deposit	- \$65.42
Total amount owing to the Landlord	\$5,909.58
Plus daily compensation owing for each day of occupation starting January 13, 2026	\$65.75 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	