



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

**File Number:** LTB-L-097213-25

**In the matter of:** 2, 1127 AVENUE RD  
Ajax ON M5N2E5

**Between:** Vidian Corp Landlord  
Shield Investment Property Management

**And**

Jennifer Steerwelborne Tenant

Vidian Corp and Shield Investment Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Steerwelborne (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was to be heard by videoconference on January 14, 2026. The Landlord's representative, Britney-Rose Ward, and the Tenant, attended the hearing. The Tenant did speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

**The parties agree that:**

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,069.41. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$68.04. This amount is calculated as follows: \$2,069.41 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 \$2,747.64.

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 \$2,018.94 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 \$187.96 is owing to the Tenant for the period from October 1, 2021 to January 14, 2026.

**It is ordered on consent that:**

**L1 Application – Non-Payment of Rent**

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
  - \$2,933.64 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.

**OR**

- \$5,003.05 if the payment is made on or before February 15, 2026. See Schedule 1 for the calculation of the amount owing.
3. 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 February 15, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
  4. **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 February 15, 2026.**
  5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$3,547.34. 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.
  6. The Tenant shall also pay the Landlord compensation of \$68.04 per day for the use of the unit starting February 16, 2026 until the date the Tenant moves out of the unit.
  7. If the Tenant does not pay the Landlord the full amount owing on or before February 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 16, 2026 at 4.00% annually on the balance outstanding.

8. If the unit is not vacated on or before February 15, 2026, then starting February 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 16, 2026.

**L2 Application – Persistent Late Payment of Rent**

10. If the Tenant voids the L1 portion of the order in accordance with paragraph two above, the tenancy shall continue on the following terms.
11. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month starting February 1, 2026 for a period of eighteen (18) consecutive months to August 1, 2027.
12. If the Tenant fails to make any of the payments in paragraph 12 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

**January 20, 2026**  
**Date Issued**

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John Russett  
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 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 to void the eviction order and continue the tenancy if the payment is made on or before January 31, 2026**

|                                                                                        |                   |
|----------------------------------------------------------------------------------------|-------------------|
| Rent Owing To January 31, 2026                                                         | \$2,747.64        |
| Application Filing Fee                                                                 | \$186.00          |
| NSF Charges                                                                            | \$0.00            |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed | - \$0.00          |
| <b>Less</b> the amount the Tenant paid into the LTB since the application was filed    | - \$0.00          |
| <b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate}          | - \$0.00          |
| <b>Less</b> the amount of the credit that the Tenant is entitled to                    | - \$0.00          |
| <b>Total the Tenant must pay to continue the tenancy</b>                               | <b>\$2,933.64</b> |

**B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 15, 2026**

|                                                                                        |                   |
|----------------------------------------------------------------------------------------|-------------------|
| Rent Owing To February 31, 2026                                                        | \$5,003.05        |
| Application Filing Fee                                                                 | \$186.00          |
| NSF Charges                                                                            | \$0.00            |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed | - \$0.00          |
| <b>Less</b> the amount the Tenant paid into the LTB since the application was filed    | - \$0.00          |
| <b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate}          | - \$0.00          |
| <b>Less</b> the amount of the credit that the Tenant is entitled to                    | - \$0.00          |
| <b>Total the Tenant must pay to continue the tenancy</b>                               | <b>\$5,003.05</b> |

**C. Amount the Tenant must pay if the tenancy is terminated**

|                                                                                        |              |
|----------------------------------------------------------------------------------------|--------------|
| Rent Owing To February 15, 2026                                                        | \$3768.24    |
| Application Filing Fee                                                                 | \$186.00     |
| NSF Charges                                                                            | \$0.00       |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed | - \$0.00     |
| <b>Less</b> the amount the Tenant paid into the LTB since the application was filed    | - \$0.00     |
| <b>Less</b> the amount of the last month's rent deposit                                | - \$2,018.94 |
| <b>Less</b> the amount of the interest on the last month's rent deposit                | - \$187.96   |
| <b>Less</b> the amount the Landlord owes the Tenant for an {abatement/rebate}          | - \$0.00     |

|                                                                                     |                      |
|-------------------------------------------------------------------------------------|----------------------|
| <b>Less</b> the amount of the credit that the Tenant is entitled to                 | - \$0.00             |
| <b>Total amount owing to the Landlord</b>                                           | <b>\$3,547.34</b>    |
| Plus daily compensation owing for each day of occupation starting February 16, 2026 | \$68.04<br>(per day) |