



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

File Number: LTB-L-093055-25

In the matter of: Main, 274 LINCOLN ST
WELLAND ON L3B4N4

Between: Mike Di Domenico Landlord

And

Emily Budd Tenant
Ethan Frankum

Mike Di Domenico (the 'Landlord') applied for an order to terminate the tenancy and evict Emily Budd and Ethan Frankum (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 20, 2026.

The Landlords representative Ms. Struthers and the Tenant attended the hearing.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of November 9, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$2,657.71. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant.
3. If the Tenant does not pay the Landlord the full amount owing on or before February 3, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 4, 2026 at 4.00% annually on the balance outstanding.

January 23, 2026

Date Issued

Suzy Franklyn
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.

