



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

File Number: LTB-L-093441-25

In the matter of: 2, 222 MOIRA ST E
BELLEVILLE ON K8P2T1

Between: Roylestate Holdings Inc. Landlord

And

Amber Wright Tenant

Roylestate Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Amber Wright (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.

This application was scheduled to be heard by videoconference on January 22, 2026.

The Landlord's Representative, Lorrie McCullough attended. The Tenant attended with the Tenant's Representative, Samantha Hayward.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. The lawful rent is \$1,050.62. It is due on the 1st day of each month.
2. Based on the monthly rent, the daily compensation is \$34.54. This amount is calculated as follows: \$1,050.62 x 12, divided by 365 days.
3. The Tenant will pay the Landlord compensation of \$34.54 per day for the use of the unit starting January 23, 2026, until the date the Tenant moves out of the unit.

4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. There is no last month's rent deposit.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 1, 2026.
4. The Tenant shall ensure that neither they nor their occupants or guests substantially interferes with the Landlord and other Tenants' reasonable enjoyment and/or lawful right, privilege, or interest, commencing October 22, 2026, until the termination date, including:
 - a. Ensuring there is no excessive noise and refraining from disruptive behaviors, including but not limited to screaming, throwing, and breaking items, slamming doors, loud banging and crashing noises, yelling profanities, fighting, and verbal attacks on persons in or around the rental complex.
 - b. Refraining from collecting and accumulating garbage, including other Tenant's garbage, and throwing garbage off the deck.
5. If the Tenant fails to comply with paragraph 4 of this order, the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant prior to April 30, 2026.
6. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
7. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.

February 2, 2026
Date Issued

Eno Ubia
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 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.