



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

File Number: LTB-L-098849-25

In the matter of: 2, 10 MARGERY AVE
ST CATHARINES ON L2R6J7

Between: Brick Properties Inc. Landlord

And

Brittany Ryan Tenant

Brick Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Brittany Ryan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (*L1 Application*) and because the Tenant has been persistently late in paying the Tenant's rent (*L2 Application*).

This application was heard by videoconference on January 28, 2026.

The Landlord's Legal Representative, Judith Callender, and the Tenant, Brittany Ryan, attended the hearing.

The parties before the LTB consented to the following order:

Agreed facts:

1. The parties agree to remove Carol Ryan as a party to the application. As such, the application is amended to reflect that Brittany Ryan is the sole Tenant and this order reflects the amendment.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated in a final way effective February 3, 2026. The Tenant must move out of the rental unit on or before February 3, 2026.
2. If the unit is not vacated on or before February 3, 2026, then starting February 4, 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 February 4, 2026.
4. The Tenant shall pay to the Landlord \$3,037.11. 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.

5. The Tenant shall also pay the Landlord compensation of \$51.39 per day for the use of the unit starting January 29, 2026 until the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before February 10, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 11, 2026 at 4.00% annually on the balance outstanding.

January 30, 2026
Date Issued

Vicky Liu
Member, 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 4, 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 the Landlord

Rent Owing To Hearing Date	\$4,427.40
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,525.00
Less the amount of the interest on the last month's rent deposit	- \$51.29
Total amount owing to the Landlord	\$3,037.11
Plus daily compensation owing for each day of occupation starting January 29, 2026	\$51.39 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	