



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-080636-25-RV

In the matter of: 15, 289 QUEENSTON RD
HAMILTON ON L8K1H2

Between: 2329134 ONTARIO INC. Landlord

And

LISA PLACE Tenant

Review Order

2329134 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict LISA PLACE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-080636-25 issued on January 7, 2026.

On January 13, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

This application was heard by videoconference on January 30, 2026.

The Landlord's legal representative, Sidney Sheridan, and the Tenant attended the hearing.

The Tenant left the hearing prior to its conclusion, but before doing so, said that they were in the process of moving out of the rental unit. After they left the hearing, they sent an email to the Landlord's representative indicating that they wished to rely on their written submissions and requesting that the review hearing proceed in their absence.

Determinations:

1. The request to review is granted in part.
2. The Landlord conceded that the order contained an error because the Tenant did pay a last month's rent deposit on June 2, 2025.
3. I am satisfied this constitutes a serious error in the order and that the order should be modified to account for the amount of the last month's rent deposit and interest. I find it appropriate to keep the remainder of the order the same as the amount of the last month's rent deposit does not have any effect on the voiding provisions set out in the original order.

It is ordered that:

1. The request to review order LTB-L-080636-25 issued on January 7, 2026 is granted. The order is cancelled and replaced by this order.
2. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
3. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

- \$3,966.00 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$5,161.00 if the payment is made on or before February 7, 2026. See Schedule 1 for the calculation of the amount owing.
4. 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 7, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
 5. **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 7, 2026.**
 6. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$734.61. 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.
 7. The Tenant shall also pay the Landlord compensation of \$39.29 per day for the use of the unit starting December 10, 2025 until the date the Tenant moves out of the unit.
 8. If the Tenant does not pay the Landlord the full amount owing on or before February 7, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 8, 2026 at 4.00% annually on the balance outstanding.
 9. If the unit is not vacated on or before February 7, 2026, then starting February 8, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 10. 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 8, 2026.

February 4, 2026
Date Issued

Richard Ferriss
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 8, 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	\$5,280.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,500.00
Total the Tenant must pay to continue the tenancy	\$3,966.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 7, 2026

Rent Owing To February 28, 2026	\$6,475.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,500.00
Total the Tenant must pay to continue the tenancy	\$5,161.00

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

Rent Owing To Hearing Date	\$3,243.61
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,500.00
Less the amount of the last month's rent deposit	- \$1,195.00
Total amount owing to the Landlord	\$734.61
Plus daily compensation owing for each day of occupation starting December 10, 2025	\$39.29 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	