



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

File Number: LTB-L-103301-25

In the matter of: 359, 8855 SHEPPARD AVE E
SCARBOROUGH ON M1B0E3

Between: Alona Magsino Landlord
Marilyn Ramos-Smith

And

Kayleen Uy-Cruz Tenant
Blaze Hart

Alona Magsino and Marilyn Ramos-Smith (the 'Landlord') applied for an order to terminate the tenancy and evict Kayleen Uy-Cruz and Blaze Hart (the 'Tenant') because the Tenant has failed to pay the regular lawful rent. (L1).

This application was heard by videoconference on February 17, 2026.

The Landlord and the Tenant attended the hearing

OR Only the Landlord attended the hearing.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on February 28, 2026, The Tenants must provide vacant possession of the rental unit on or before this date.
2. There is no last month rent deposit.
3. Arrears and filing fees up to and including February 28, 2026, are in the amount of \$21,267.00.
4. If the Tenant does not pay the Landlord the full amount owing on or before March 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 2, 2026 at 4.00% annually on the balance outstanding.
5. The Tenant shall also pay the Landlord compensation of \$101.92 per day for the use of the unit starting March 1, 2026, until the date the Tenant moves out of the unit.

6. If the unit is not vacated on or before February 28, 2026, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 March 1, 2026.

February 18, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on September 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 February 28, 2026

Rent Owing To February 28, 2026	\$18,600.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total the Tenant must pay to continue the tenancy	\$18,786.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 1, 2026

Rent Owing To March 1, 2026	\$18,600.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$18,786.00

C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 1, 2026

Rent Owing To March 31, 2026	\$21,700.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$21,886.00

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

Rent Owing To Hearing Date	\$12,400.00
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$0.00
Less the amount of the interest on the last month's rent deposit	- \$0.00
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00

Total amount owing to the Landlord	\$12,586.00
Plus daily compensation owing for each day of occupation starting	\$101.92 (per day)