



**Amended Order under Section 69
Residential Tenancies Act, 2006
And
Section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-085008-24-AM

In the matter of: 361 Caledon Avenue
HAMILTON ON L9C3E1

Between: Lissette Perez Pelias Landlords
Joseph Villegas Pelias

And

Brodi Lynn Lewis Tenants
Darrell Thomas Gray

Lissette Perez Pelias and Joseph Villegas Pelias (the 'Landlords') applied for an order to terminate the tenancy and evict Brodi Lynn Lewis and Darrell Thomas Gray (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 13, 2025.

Only the Landlords attended the hearing.

The Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlords' evidence.

This amended order is issued to correct a clerical error in the order issued on June 16, 2025. The original order did not include the name of the Tenant, Darrel Thomas Grey. This amended order reflects the correct name of the Tenant.

Determinations:

1. The Landlords served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$3,400.00. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$111.78. This amount is calculated as follows: \$3,400.00 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to February 28, 2025, is \$20,400.00.
7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$3,400.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$98.97 is owing to the Tenants for the period from December 16, 2023, to February 13, 2025.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlords attempted to negotiate a repayment agreement with the Tenants and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlords or to the LTB in trust:**
 - \$20,586.00 if the payment is made on or before February 28, 2025. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$23,986.00 if the payment is made on or before March 10, 2025. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after March 10, 2025, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before March 10, 2025.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlords \$15,140.17. 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 Landlords owe on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlords compensation of \$111.78 per day for the use of the unit starting February 14, 2025, until the date the Tenants move out of the unit.

7. If the Tenants do not pay the Landlords the full amount owing on or before March 10, 2025, the Tenants will start to owe interest. This will be simple interest calculated from March 11, 2025, at 5.00% annually on the balance outstanding.
8. If the unit is not vacated on or before March 10, 2025, then starting March 11, 2025, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after March 11, 2025.

February 27, 2025
Date Issued

Joshua Labbe
Member, Landlord and Tenant Board

June 16, 2025
Date Amended

February 23, 2026
Date Amended

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 September 11, 2025, 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before February 28, 2025

Rent Owing To February 28, 2025	\$20,400.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlords since the application was filed	- \$0.00
Less the amount the Tenants paid into the LTB since the application was filed	- \$0.00
Less the amount the Landlords owe the Tenants for an{abatement/rebate}	- \$0.00
Total the Tenants must pay to continue the tenancy	\$20,586.00

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before March 10, 2025

Rent Owing To March 31, 2025	\$23,800.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlords since the application was filed	- \$0.00
Less the amount the Tenants paid into the LTB since the application was filed	- \$0.00
Less the amount the Landlords owe the Tenants for an{abatement/rebate}	- \$0.00
Total the Tenants must pay to continue the tenancy	\$23,986.00

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

Rent Owing To Hearing Date	\$18,453.14
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlords since the application was filed	- \$0.00
Less the amount the Tenants paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$3,400.00
Less the amount of the interest on the last month's rent deposit	- \$98.97
Less the amount the Landlords owe the Tenants for an {abatement/rebate}	- \$0.00
Total amount owing to the Landlords	\$15,140.17
Plus daily compensation owing for each day of occupation starting February 14, 2025	\$111.78 (per day)