



AMENDED Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-101751-25-AM

In the matter of: 144 Sydel Crescent (Basement)
Vaughan ON L4L 3J2

Between: Anna Belmonte Landlord

And

Brooke Blake Tenant

Anna Belmonte (the 'Landlord') applied for an order to terminate the tenancy and evict Brooke Blake (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

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

The Landlord's representative Ms. Nastas and the Tenant attended the hearing.

This order has been amended to correct clerical error(s) contained in the document. The summary of calculations has been deleted and the amendments are bolded and underlined for ease of reference.

Agreed Facts:

1. The parties agree that the order is amended to show this rental unit as a basement rental unit.

It is ordered that:

1. Pursuant to the L1 Application, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
2. The Tenant shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application. The amount of the rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.

3. **The last month rent deposit in the amount of \$1,900.00 will be applied to the lawful rent for the month of March 2026.**
4. As of the date of the hearing, the Tenant owes the Landlord \$5,386.00 in arrears and filing fees.
5. On or before February 20, 2026, the Tenant will pay \$350.00 representing arrears.
6. If the Tenant fails to make the payments in accordance with paragraph 4 this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraphs 2 and/or 3 of this order shall become immediately due and owing and 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 Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became due and owing.
7. The Tenant shall also pay the Landlord compensation of \$62.47 per day for the use of the unit starting April 1, 2026, to the date the Tenant moves out of the unit.
8. If the Tenant does not pay the Landlord the full outstanding amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.
9. If the unit is not vacated on or before March 31, 2026, then starting April 1, 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 April 1, 2026.

February 18, 2026

Date Issued

Suzy Franklyn

Hearings Officer, Landlord and Tenant Board

February 26, 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 of the Tenant expires on August 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.

