



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

File Number: LTB-L-096070-25

LTB-L-012318-26

In the matter of: A, 265 ST DAVID ST N
FERGUS ON N1M2J8

Between: Peter Tedesco Landlord
John Fantin

And

Tammy Young Tenant
The Estate of Dwayne McIntyre

LTB-L-096070-25 – L2 Application

Peter Tedesco and John Fantin (the 'Landlord') applied for an order to terminate the tenancy and evict Tammy Young and The Estate of Dwayne McIntyre (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant
- The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

LTB-L-012318-26 - L1 Application

Peter Tedesco and John Fantin (the 'Landlord') applied for an order to terminate the tenancy and evict Tammy Young and The Estate of Dwayne McIntyre (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on February 18, 2026. The following parties participated in the mediation: The Landlord's representative, Kundai Govereh, the Landlord and the Tenant, Tammy Young.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The L2 application LTB-L-096070-25 is amended to correct the Tenant named Dwayne McIntyre to The Estate of Dwayne McIntyre
2. The Landlord's L1 application LTB-L-012318-26 was resolved in mediation.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$1,365.00. It is due on the 1ST day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$44.88. This amount is calculated as follows: \$1,365.00 x 12, divided by 365 days.
6. The Tenant has not made any payments since the application was filed.
7. The rent arrears owing to February 28, 2026 are \$2,730.00.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$750.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
10. Interest on the rent deposit, in the amount of \$181.80 is owing to the Tenant for the period from July 1, 2012 to February 18, 2026.

On consent of the parties, it is ordered that:

L2 Application

1. The Landlord's application for eviction of the Tenant is resolved on the condition that, for the period starting February 18, 2026 and ending February 28, 2027:
 - a) The Tenant shall ensure that neither they nor their occupant or guest make excessive noise in the unit or residential complex.
 - b) The Tenant shall ensure that neither they nor their occupant or guest engage in any aggressive verbal or physical behavior and maintain civility toward any other tenant or guest of the residential complex.
 - c) The Tenant shall ensure that they clean up any pet waste after their dog and dispose of any waste in the garbage.
 - d) The Tenant shall ensure that neither they nor their occupant or guest displace or remove the property of any other tenant or resident of the complex.

2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before March 31, 2026.
4. If the Tenant does not pay the Landlord the full 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.

L1 Application

5. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
6. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$4,281.00 if the payment is made on or before March 31, 2026. See Schedule 1 for the calculation of the amount owing.
7. 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 March 31, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
8. **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 March 31, 2026.**
9. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$1,427.04. 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.
10. The Tenant shall also pay the Landlord compensation of \$44.88 per day for the use of the unit starting February 19, 2026 until the date the Tenant moves out of the unit.
11. If the Tenant does not pay the Landlord the full 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.
12. 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.
13. 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.

March 6, 2026
Date Issued

Rolland Roopchand
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 expires on October 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 March 31, 2026

Rent Owing To March 31, 2026	\$4,095.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$4,281.00

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

Rent Owing To Hearing Date	\$2,172.84
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$750.00
Less the amount of the interest on the last month's rent deposit	- \$181.80
Total amount owing to the Landlord	\$1,427.04
Plus daily compensation owing for each day of occupation starting February 19, 2026	\$44.88 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	