



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

File Number: LTB-L-108589-25

In the matter of: 85 PELHAM RD
ST CATHARINES ON L2S1S3

Between: Salvatore Cangialosi Landlord
Concetta Cangialosi

And

Tom Van Dalen Tenant
Jessica Villamagna

Salvatore Cangialosi and Concetta Cangialosi (the 'Landlord') applied for an order to terminate the tenancy and evict City Wide Fence and Jessica Villamagna (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on March 4, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord Salvatore Cangialosi and the Tenants were present. Prior to mediation, the Tenants did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified at Tenant at the top of the Order.

The parties agreed that:

1. The parties negotiated a non-voidable termination, in good faith.
2. The arrears of rent owing up to March 31, 2026, are \$12,200.76.
3. The Landlord incurred costs of \$186.00 for filing this application and is entitled to reimbursement of those costs.
4. Based on the Monthly rent, the daily rent/compensation is \$80.22. This amount is calculated as follows: \$2,440.15 x 12, divided by 365 days.
5. The Landlord collected a rent deposit from the Tenants in the amount of \$2,440.15. That amount will be credited against the Tenant's arrears.
6. No interest is owed on the last month rent deposit.

It is ordered on consent that:

1. The tenancy between the Landlord and Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
2. The Tenant shall pay to the Landlord \$9,946.61 for arrears of rent up to March 31, 2026, and costs, less the rent deposit.
3. The Tenant shall pay the Landlord the amount set out in paragraph 2 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 01, 2026, in accordance with the *Courts of Justice Act* on the balance outstanding.
5. The Tenant shall also pay the Landlord compensation of \$80.22 per day for the use of the unit starting April 01, 2026, until the date the Tenant moves out of the unit.
6. If the unit is not vacated on or before March 31, 2026, then starting March 18, 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 April 01, 2026.

March 6, 2026
Date Issued

Adam Rogers

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 01, 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.