



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-079666-25

In the matter of: 104, 4615 PORTAGE RD
NIAGARA FALLS ON L2E6A9

Between: Skyline Real Estate Holdings Inc. C/O Skyline Living Landlord

And

Zenithia (Zeze) Irving Tenant

Skyline Real Estate Holdings Inc. C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Zenithia (Zeze) Irving (the 'Tenant') because the rental unit is the superintendent's premises and the Tenant's employment as superintendent has ended.

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 March 11, 2026.

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

The Landlord's representative and the Tenant reached an agreement at the hearing. I reviewed the terms of the consent agreement with both parties and am satisfied that they both clearly understood the terms. The terms arise from the fact that the Tenant vacated the premises November 24, 2025.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant terminated on September 10, 2025.
2. The Tenant shall pay to the Landlord daily compensation from September 10, 2025, to November 24, 2025, in the amount of \$4,719.95. This is based on the monthly rent of \$1,893.17.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.

March 18, 2026
Date Issued

Stephanie Ball
Member, 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.