



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-004740-26

In the matter of: 512, 3401 WEINBRENNER RD
NIAGARA FALLS ON L2G7K6

Between: Weinbrenner Place Inc. Landlord

And

Donte Gunnis Tenant

Weinbrenner Place Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Donte Gunnis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 23, 2026.

The Landlord's agent Gabriela Fuccillo, and the Tenant attended the hearing.

The Parties agreed:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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 Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,235.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$73.48. This amount is calculated as follows: \$2,235.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The Tenant owes the Landlord \$6,891.00 including arrears of rent owing to March 31, 2026 and costs.
7. The parties agreed to a non-voidable eviction order with an eviction date of April 30, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant shall vacate the rental unit on or before April 30, 2026.
2. The Landlord shall apply the rent deposit it is holding for the Tenant to the rent for April 2026.
3. The Tenant shall pay to the Landlord \$6,891.00 including arrears to March 31, 2026 and costs.
4. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 May 1, 2026.

March 27, 2026
Date Issued

Teresa Hunt
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 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.