



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

File Number: LTB-L-109415-25

In the matter of: 6, 172 NIAGARA ST
ST CATHARINES ON L2R4L4

Between: Natalie Mathews Landlord

And

Toni Strangis Tenant

Natalie Mathews (the 'Landlord') applied for an order to terminate the tenancy and evict Toni Strangis (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. (altogether, the L2 application)

This L2 application was heard by videoconference on March 4, 2026.

Only the Landlord's Legal Representative, Elizabeth Cote ('LLR'), attended the hearing. As of 9:24 am when this matter was called forward, the Tenant was not present.

LLR submitted Exhibit #1 into evidence, which she confirmed was a mutually signed consent agreement between the parties to resolve the L2 application in a final way. LLR confirmed, as well, that the Tenant told her that the Tenant would not be attending the hearing, but instead was satisfied that LLR could represent both parties at the hearing, which is what LL#1 indicates. I was satisfied with LLR's submission and with Exhibit #1 which is a February 28, 2026 Consent agreement signed by the parties.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 30, 2026.
2. The Tenant must move out of the rental unit on or before April 30, 2026.
3. If the rental 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.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the rental unit to the Landlord on or after May 1, 2026.

5. The last month's rent deposit of \$800.00 that is being held by the Landlord will be used to cover the last month's rent for April 2026, which is due on April 1, 2026.
6. Interest on the rent deposit is owing to the Tenant by the Landlord for the period of June 26, 2025 (date it was collected) to March 31, 2026. The amount of interest owing for this period is \$14.56. See Table 1 in the postscript below for the calculation.
7. If the Tenant does not move out of the rental unit and return vacant possession back to the Landlord by April 30, 2026, then the Tenant shall pay to the Landlord \$26.30 per day for compensation for the use of the rental unit starting May 1, 2026 to the date the Tenant moves out of the rental unit.

April 1, 2026
Date Issued

Alex Brkic
 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 of the Tenant expires on December 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.

Table 1- calculation of interest on the last month's rent (LMR) of \$800.00

Year and interest rate	From	To	LMR Amount	No. of days	Interest on LMR
For Period ending in 2025 (2.5%)	June 26, 2025	December 31, 2025	\$800.00	189	\$10.36
For Period ending in 2026 (2.1%)	January 1, 2026	March 31, 2026	\$810.36	90	\$4.20
					\$14.56