



AMENDED Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000082-26-AM

In the matter of: Upper Unit, 8 BEVERLEY ST
ST THOMAS ON N5P1S7

Between: Mambo Zama-Jani Landlord
Michael Jani

And

Ashton D. Summerhays Tenant
Areanna Jayne

Mambo Zama-Jani and Michael Jani (the 'Landlord') applied for an order to terminate the tenancy and evict Ashton D. Summerhays and Areanna Jayne (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

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 16, 2026.

The Landlord and the Tenant attended the hearing.

This order has been amended to correct clerical errors contained in the document. The amendments have been bolded and underlined for ease of reference.

On consent it is ordered that:

1. Pursuant to the L1 Application, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 1, 2026.
2. The Tenant shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application, in the amount of **\$6,488.00**.
3. The amount of the rent deposit and interest the Landlord owes on the rent deposit are applied to the month of March 2026 lawful rent.
4. As of the date of the hearing, the Tenant owes the Landlord **\$6,488.00**. The Tenant will pay as follows:

(a) Effective April 20, 2026, and on or before the 20th day of each consecutive month thereafter, the Tenants will pay \$445.25 per month representing arrears and filing fees. This payment schedule will continue until paid in full and/or default.

5. The Tenant shall also pay the Landlord compensation of \$50.14 per day for the use of the unit starting April 2, 2026, to the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing as shown in paragraph 4(a) above, the Tenant will start to owe interest. This will be simple interest calculated from the day after default at 4.00% annually on the balance outstanding.
7. If the unit is not vacated on or before April 1, 2026, then starting April 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 2, 2026.

March 18, 2026

Date Issued

Suzy Franklyn

Hearings Officer, Landlord and Tenant Board

March 27, 2026

Amended Date

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 October 2, 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.

