



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

**File Number:** LTB-L-006629-26

**In the matter of:** 204, 223 Jackson St. West  
Hamilton ON L8P 4R4

**Between:** LIV JV INC. Landlord

**And**

Blaze Bernardi Tenant

LIV JV INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Blaze Bernardi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 30, 2026. The Landlord's agent, Tanya Mohammed, the Tenant's support, Gracie Redding and the Tenant, Blaze Bernardi attended the hearing. The Tenant did speak with Duty Counsel prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

**Agreed Facts:**

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,500.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$49.32. This amount is calculated as follows: \$1,500.00 x 12 months, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 31, 2026, are \$4,700.00, less the \$1,700.00 the Landlord has agreed to waive. Arrears owing March 31, 2026 are \$3,000.00.

7. The Landlord is entitled to \$200.00 to reimburse the Landlord for administration charges and \$680.00 for bank fees the Landlord incurred as a result of 10 cheques given by or on behalf of the Tenant which was returned NSF.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,500.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy.
10. Interest on the rent deposit, in the amount of \$16.04 is owing to the Tenant for the period from October 15, 2025, to April 3, 2026, and this will be applied to the arrears.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before **April 3, 2026**.
2. The Landlord shall reduce the arrears owed by Tenant by \$1,700.00, the arrears owed to the Landlord by the Tenant is \$4,066.00 (including filing fees).
3. The Tenant shall pay to the Landlord \$2,529.56, on or before April 3, 2026. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit, as well as the amount the Landlord agreed to waive, and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
4. The Tenant shall also pay the Landlord compensation of \$49.32 per day for the use of the unit starting March 31, 2026, until the date the Tenants moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing on or before April 3, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 4, 2026, at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before April 3, 2026, then starting April 4, 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 4, 2026

**April 10, 2026**  
**Date Issued**

---

Pauline Brewster  
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 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.

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

**A. Amount the Tenant must pay**

|                                                                                                                     |                      |
|---------------------------------------------------------------------------------------------------------------------|----------------------|
| Rent Owing To Hearing Date (March 30, 2026)                                                                         | \$4,679.60           |
| Application Filing Fee                                                                                              | \$186.00             |
| NSF Charges                                                                                                         | \$680.00             |
| Admin Fees                                                                                                          | \$200.00             |
| <b>Less</b> the amount of the last month's rent deposit                                                             | -\$1,500.00          |
| <b>Less</b> the amount of interest on the last month's rent (January 1, 2026, to January 31, 2026)                  | -\$16.04             |
| <b>Less</b> the amount forgiven by Landlord                                                                         | -\$1700.00           |
| <b>Total amount owing to the Landlord</b>                                                                           | <b>\$2,529.56</b>    |
| Plus daily compensation owing for each day of occupation starting March 31, 2026.                                   | \$49.32<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                      |