



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

File Number: LTB-L-009089-26

In the matter of: 604, 155 MARKET ST
HAMILTON ON L8R3H5

Between: Greenwin Corp. Landlord

And

Marie Poirier Tenants
Charles Mascitti

Greenwin Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Marie Poirier and Charles Mascitti (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on April 8, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord's legal representative Kundai Govereh and the Tenants' authorized representative Kyle Poirier, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Tenants vacated the rental unit on March 2, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit
2. The rent arrears owing to March 2, 2026, including the application filing fee are \$1,751.30.
3. The Landlord collected a rent deposit of \$1,532.51 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
4. Interest on the rent deposit, in the amount of \$5.38 is owing to the Tenants for the period from January 1, 2026, to March 2, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of March 2, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$213.41. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before April 17, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 18, 2026, at 4.00% annually on the balance outstanding.

April 10, 2026

Date Issued

Diego Fernandez-Stoll

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.

**Schedule 1
SUMMARY OF CALCULATIONS**

A. Amount the Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$1,565.30
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,532.51
Less the amount of the interest on the last month's rent deposit	- \$5.38
Total amount owing to the Landlord	\$213.41