



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: 2555375 ONTARIO INC v BERRY, 2026 ONLTB 30253

Date: 2026-04-20

File Number: LTB-L-069412-25-RV

In the matter of: 4, 8.5 OTTAWA ST N
HAMILTON ON L8H3Y7

Between: 2555375 ONTARIO INC

Landlord

And

ERICA BERRY
NATHANIEL NOSSEY

Tenants

Review Order

2555375 ONTARIO INC (the 'Landlord') applied for an order to terminate the tenancy and evict ERICA BERRY and NATHANIEL NOSSEY (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-069412-25 issued on February 17, 2026. The hearing was held on January 26, 2026. As of 9:28 a.m., the Tenants were not present or represented.

On February 27, 2026, the Tenants requested a review of the order and that the order be stayed until the request to review the order is resolved.

On March 2, 2026, interim order LTB-L-069412-25-RV-IN was issued, staying the order issued on February 17, 2026.

This application was heard by videoconference on April 13, 2026. The Landlord and the first-named Tenant attended the hearing.

It is ordered on consent that:

1. The request to review order LTB-L-069412-25 issued on February 17, 2026, is granted.
2. The interim order issued on March 2, 2026, is cancelled and replaced with the following:
 1. The tenancy shall terminate on May 2, 2026. The Tenants must move out of the rental unit on or before May 2, 2026.
 2. The Tenants owe the Landlord \$4,928.88. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent

deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.

3. The Tenants shall also pay the Landlord compensation of \$44.38 per day for the use of the unit starting April 14, 2026, until the date the Tenants move out of the unit.
4. If the Tenants do not pay the Landlord the full amount owing on or before May 2, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 3, 2026, at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before May 2, 2026, then starting May 3, 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 3, 2026.

April 20, 2026
Date Issued

Jane Dean
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 3, 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.

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

Rent Owing To Hearing Date	\$12,876.94
Application Filing Fee	\$244.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,800.00
Less the amount of the last month's rent deposit	- \$1,350.00
Less the amount of the interest on the last month's rent deposit	- \$42.06
Total amount owing to the Landlord	\$4,928.88
Plus daily compensation owing for each day of occupation starting April 14, 2026	\$44.38 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	