



**Amended Order
Order under Section 69
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-107161-25-AM

In the matter of: Upper, 967 STONE CHURCH RD E
HAMILTON ON L8W1B2

Between: Pauline Reid Landlords
Orville Laws

And

John Owen II Thompson Tenants
Tiffany A, M Thompson

This amended order is issued to correct a clerical error in the original order issued on April 7, 2026. The amended order is being issued due to an error in a clause in the agreed upon facts by the parties in the March 17, 2026, mediation. The amendment has been bolded and underlined for easy reference. The rest of the order remains unchanged.

Pauline Reid and Orville Laws (the 'Landlords') applied for an order to terminate the tenancy and evict John Owen II Thompson and Tiffany A, M Thompson (the 'Tenants') because:

- the Landlords in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was mediated by videoconference on March 17, 2026.

The Landlords' Representative Julia MacDonald, the Landlords Pauline Reid and Orville Laws, the Tenants' Representative Robert Baranowski and the Tenants John Owen II Thompson and Tiffany A, M Thompson attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Landlords has compensated the Tenants an amount equal to one month's rent by February 28, 2026.
3. Based on the monthly rent, the daily compensation is \$80.88. This amount is calculated as follows: $\$2,460.00 \times 12$, divided by 365 days.
4. The Tenants are required to pay the Landlords \$80.88 in daily compensation for use and occupation of the rental unit for the period from March 1, 2026 to May 31, 2026.
5. **The Tenants also agree to pay to the Landlords** the amount of \$2,460.00 on or before June 30, 2026.
6. The Landlords collected a rent deposit of \$2,400.00 from the Tenants and this deposit is still being held by the Landlords. Interest on the rent deposit, in the amount of \$106.00 is owing to the Tenants for the period from August 1, 2024 to May 31, 2026. The amount of \$60.00 has been used to increase the amount of the rent deposit held by the Landlords so that it is equal to the lawful monthly rent for June 2026. The remaining balance of \$46.00 will be paid by the Landlords to the Tenants on or before June 30, 2026.
7. The Landlords also collected a refundable key deposit of \$200.00 from the Tenants.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2026.
2. The Landlords shall pay to the Tenants the balance of interest on the rent deposit in the amount of \$46.00 on or before June 30, 2026.
3. The Landlords shall also pay to the Tenants the refundable key deposit in the amount of \$200.00 on or before June 30, 2026.
4. The Tenants shall pay the Landlords compensation of \$80.88 per day for the use of the unit starting March 1, 2026 to May 31, 2026.
5. The rent deposit will be used to satisfy the rent for the month of June 2026, which is the last month of the tenancy.
6. If the Tenants remain in the unit after June 30, 2026, then starting July 1, 2026 the Tenants shall pay the Landlords compensation of \$80.88 per day for each day they remain in the unit until they vacate or the eviction is enforced.

7. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlords 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 Landlords on or after July 1, 2026.

April 7, 2026
Date Issued

Sarah Harriman
Hearings Officer, Landlord and Tenant Board

April 20, 2026
Date Order Amended

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 Tenants expires on January 1, 2027 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.