



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-012188-26

In the matter of: 1922 Glenview Road
Pickering ON L1V1W8

Between: Mario Molinaro Landlord

And

Nicole Crawford Tenant

Mario Molinaro (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Crawford (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on April 15, 2026.

The Landlord was self-represented and attended with support person, Stephanie Molinaro.

The Tenant was self-represented and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful rent is \$1,100.00. It is due on the 1st day of each month. For the months of June 2026 to December 2026 only, the rent will be due on the 20th day of each month.
2. Based on the monthly rent, the daily rent/compensation is \$36.16. This amount is calculated as follows: \$1,100.00 multiplied by 12 months, divided by 365 days.
3. The Tenant has paid \$600.00 to the Landlord since the application was filed.
4. The rent arrears owing to April 30, 2026 are \$11,700.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. There is no last month's rent deposit.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

- \$11,886.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$12,986.00 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$14,086.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$15,186.00 if the payment is made on or before July 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$16,286.00 if the payment is made on or before August 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$17,386.00 if the payment is made on or before September 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$18,486.00 if the payment is made on or before October 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$19,586.00 if the payment is made on or before November 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$20,686.00 if the payment is made on or before December 20, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after December 20, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
 4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before December 20, 2026.**
 5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$10,858.32. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
 6. The Tenant shall also pay the Landlord compensation of \$36.16 per day for the use of the unit starting April 16, 2026 until the date the Tenant moves out of the unit.
 7. If the Tenant does not pay the Landlord the full amount owing on or before December 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from December 21, 2026 at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before December 20, 2026, then starting December 21, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 9. 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 December 21, 2026.

Additional conditions

10. The Tenant shall pay to the Landlord the following amounts toward the arrears owing:
 - \$5,000.00 on or before May 31, 2026;
 - \$400.00 on or before June 20, 2026;
 - \$400.00 on or before July 20, 2026;
 - \$400.00 on or before August 20, 2026;
 - \$400.00 on or before September 20, 2026;
 - \$400.00 on or before October 20, 2026; and
 - \$400.00 on or before November 20, 2026.
11. The Tenant shall also pay the Landlord the lawful monthly rent as follows:

- \$550.00 on or before May 1, 2026;
- \$550.00 on or before May 20, 2026;
- \$1,100.00 on or before June 20, 2026;
- \$1,100.00 on or before July 20, 2026;
- \$1,100.00 on or before August 20, 2026;
- \$1,100.00 on or before September 20, 2026;
- \$1,100.00 on or before October 20, 2026;
- \$1,100.00 on or before November 20, 2026; and
- \$1,100.00 on or before December 20, 2026.

12. If the Tenant fails to make any of the payments under paragraphs 10 or 11 above in full, the Landlord may collect the entire outstanding balance from the amount set out in paragraph 5 immediately.

13. If the Tenant fails to make any of the payments in accordance with paragraphs 10 or 11, and by the dates required, then:

- The Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 5 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraphs 10 or 11 of this order. This may result in the Board issuing an order that terminates the tenancy before December 20, 2026.

14. If the Tenant makes the payments as indicated in paragraph 10 above, these payments may reduce the amount required to void the order as set out in paragraph 2 accordingly.

April 23, 2026
Date Issued

Angela McLaughlin
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 June 21, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 30, 2026:

Rent Owing to April 30, 2026	\$12,300.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$600.00
Total the Tenant must pay to continue the tenancy	\$11,886.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 31, 2026:

Rent Owing to May 31, 2026	\$13,400.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$600.00
Total the Tenant must pay to continue the tenancy	\$12,986.00

C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026:

Rent Owing to June 30, 2026	\$14,500.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$600.00
Total the Tenant must pay to continue the tenancy	\$14,086.00

D. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 31, 2026:

Rent Owing to July 31, 2026	\$15,600.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$600.00
Total the Tenant must pay to continue the tenancy	\$15,186.00

E. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before August 31, 2026:

Rent Owing to August 31, 2026	\$16,700.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$600.00
Total the Tenant must pay to continue the tenancy	\$16,286.00

F. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before September 30, 2026:

Rent Owing to September 30, 2026	\$17,800.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$600.00
Total the Tenant must pay to continue the tenancy	\$17,386.00

G. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before October 31, 2026:

Rent Owing to October 31, 2026	\$18,900.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$600.00
Total the Tenant must pay to continue the tenancy	\$18,486.00

H. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before November 30, 2026:

Rent Owing to November 30, 2026	\$20,000.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$600.00
Total the Tenant must pay to continue the tenancy	\$19,586.00

I. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before December 20, 2026

Rent Owing to December 31, 2026	\$21,100.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$600.00
Total the Tenant must pay to continue the tenancy	\$20,686.00

J. Amount the Tenant must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$11,272.32
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$600.00
Total amount owing to the Landlord	\$10,858.32
Plus daily compensation owing for each day of occupation starting April 16, 2026	\$36.16 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	