



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

File Number: LTB-L-101651-25-RV

In the matter of: 001, 104 CODRINGTON ST
BARRIE ON L4M1R5

Between: 1084558 ONTARIO INCORPORATED Landlord

And

MARGARET HANNAH Tenant

Review Order

1084558 ONTARIO INCORPORATED (the 'Landlord') applied for an order to terminate the tenancy and evict MARGARET HANNAH (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex;
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 26, 2026. Only the Landlord's legal representative, the Landlord's Agent Anett Bauer, and the Landlord's witness Robert Clemens attended the hearing. The application was resolved by order LTB-L-101651-25 issued on February 2, 2026.

On March 5, 2026, the Tenant requested a review of the order issued on February 2, 2026, and that the order be stayed until the request to review the order is resolved, as they alleged that they were not reasonably able to participate in the proceedings. The Tenant also requested to extend the deadline to file the review.

On March 6, 2026, Interim Order LTB-L-101651-25 -RV-IN was issued, staying the order issued on February 2, 2026 and directing the LTB to schedule a hearing of the Tenant's request to review. The Tenant's request to extend the deadline to file the review was granted.

This review hearing was heard by videoconference on April 21, 2026. The Landlord's legal representative, Tanya Ladd Taylor, the Landlord's agent, Anett Bauer, and the Tenant attended the hearing.

At the review 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 request to review and 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 Tenancy between the Landlord and Tenant will terminate on July 31, 2026.
2. The Tenant agrees not to knock on the doors of tenants, approach tenants, or initiate contact with other tenants in the residential complex. For greater clarity, the Tenant agrees to not speak to any other tenant unless that tenant initiates the conversation.
3. The lawful rent is \$1,037.05. It is due on the 1st day of each month.
4. Based on the monthly rent, the daily compensation is \$34.09. This amount is calculated as follows: \$1,037.05 x 12, divided by 365 days.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$1,037.05 from the Tenant and this deposit is still being held by the Landlord.
7. Interest on the rent deposit, in the amount of \$4.77 is owing to the Tenant for the period from February 1, 2026 to April 21, 2026.
8. The parties agree that the last month's rent deposit will be applied to the July 1, 2026 rental payment because that is the last month of the tenancy.

On consent of the parties, it is ordered that:

1. The request to review order LTB-L-101651-25 issued February 2, 2026 is granted.
2. Order LTB-L-101651-25 issued February 2, 2026 is cancelled and replaced with this order.
3. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.
4. The Tenant shall not enter the rental unit of Robert Clemens, or a rental unit of any other tenant in the residential complex, without receiving their prior consent.
5. If the Tenant fails to comply with the condition set out in paragraph 4 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB

without notice to the Tenant. This may result in the Board issuing an order that terminates the tenancy before July 31, 2026.

6. As of the date of the review hearing, the amount of the rent deposit and interest the Landlord owes is \$1,041.82. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$34.09 per day for compensation for the use of the unit starting April 22, 2026 until the date the Tenant moves out of the unit.
7. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
8. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
9. If the Tenant does not pay the Landlord the full amount owing pursuant to paragraph 8 on or before May 21, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 22, 2026 at 4.00% annually on the balance outstanding.
10. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
11. 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 August 1, 2026.

April 27, 2026
Date Issued

Sandra Sabourin
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 of the Tenant expires on February 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.