



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

File Number: LTB-L-016357-26

In the matter of: 208, 150 COLBORNE ST
BRANTFORD ON N3T2G6

Between: BRUNILDA CIMO Landlord

And

JOSEPH SCHWINDT Tenant

BRUNILDA CIMO (the 'Landlord') applied for an order to terminate the tenancy and evict JOSEPH SCHWINDT (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on April 30, 2026. The following parties participated in the mediation: The Landlord's representative, Kurt Shmuir and the Tenant, Joseph Schwindt.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of May 31, 2026.
2. The rent is \$1,300.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$42.74. This amount is calculated as follows: \$1,300.00 x 12, divided by 365 days.
4. The rent arrears owing to April 30, 2026 are \$3,900.00.
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 \$1,300.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
7. Interest on the rent deposit, in the amount of \$11.82 is owing to the Tenant for the period from November 24, 2025 to April 30, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before May 31, 2026.
2. The last month's rent deposit being held by the Landlord will be applied to the rental period of May 2026.
3. The Tenant shall pay to the Landlord \$4,074.18, which represents the arrears of rent (\$3,900.00), plus the filing fee (\$186.00), less the interest owed (\$11.82) for the period ending April 30, 2026.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 3 in full on or before May 31, 2026.
5. The Tenant shall also pay the Landlord compensation of \$42.74 per day for the use of the unit starting June 1, 2026 to the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.
7. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord 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 Landlord on or after June 1, 2026.

May 7, 2026
Date Issued

Rolland Roopchand
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 December 1, 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.