



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

File Number: LTB-L-016476-26

In the matter of: 305, 221 GLENRIDGE AVE
ST CATHARINES ON L2T3Y7

Between: Homestead Land Holdings Limited Landlord

And

Joseph Gayin Tenant
Susuana Gayin

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Joseph Gayin and Susuana Gayin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 5, 2026. The Landlord's legal representative, Ashleigh Searles, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order.

I was satisfied 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 current lawful rent is \$2,003.94. It is due on the 1st day of each month.
3. Based on the monthly rent, the daily rent/compensation is \$65.88. This amount is calculated as follows: \$2,003.94 x 12 months, divided by 365 days.
4. The rent arrears owing to May 31, 2026, are \$9,720.19.
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 \$1,944.30 that is still being held by the Landlord and may be deducted from the arrears owing.
7. Interest on the rent deposit, in the amount of \$26.22 is owing to the Tenant for the period from October 1, 2025, to April 30, 2026. This amount may be deducted from the arrears owing.

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 Tenant shall pay to the Landlord \$ 7,885.67, which represents the arrears of rent (\$9,720.19), plus the filing fee (\$186.00), less the last month's rent deposit (\$1,994.30), less the interest owed (\$26.22) for the period ending May 31, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in full on or before May 31, 2026.
4. If the Tenant defaults on the payment as noted in paragraph 3 of this order, the outstanding balance will become immediately due, and the Tenant will start to owe interest from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*, (the 'Act').
5. If the unit is not vacated on or before May 31, 2026, then the Tenant shall pay the Landlord compensation of \$65.88 per day for the use of the unit starting June 1, 2026, until the date the Tenant moves out of the unit.
6. 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.
7. 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 13, 2026
Date Issued

Sonja Richter

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 Residential Tenancies Act, 2006, (the 'Act'), the part of this order relating to the eviction 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.