



Order under Section 69 Residential Tenancies Act, 2006

Citation: Estate Management Corp v Macdougall, 2026 ONLTB 37117

Date: 2026-05-12

File Number: LTB-L-006563-26

In the matter of: 2, 1543 Barton St E
Hamilton ON L8H2X7

Between: Malleum Real Estate Management Corp Landlord

And

Michelle Macdougall Tenants
Benjamin Holt

Malleum Real Estate Management Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle Macdougall and Benjamin Holt (the 'Tenants') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

This application was heard by videoconference on May 5, 2026.

The Landlord, represented by their Legal Representative, Eric Steinman, the Tenants, and the Tenants' Agent, Honour Meredith, attended the hearing.

At the hearing the parties consented to the following terms.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before August 1, 2026.
2. If the unit is not vacated on or before August 1, 2026, then starting August 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 2, 2026.

4. By June 1, 2026, the Tenants shall pay to the Landlord the June rent in the amount of \$1,600.00, failing which interest will accrue starting June 2, 2026 at 4.00% annually on the balance outstanding.
5. By July 1, 2026, the Landlord shall pay to the Tenants any excess of the last month rent deposit, if any, and interest owing on the deposit. The parties agreed that the Landlord collected and holds a rent deposit of \$1,632.65 from the Tenants and interest on the rent deposit for the period from June 2, 2025, to May 5, 2026, is to be paid to the Tenants.
6. The Landlord shall apply the last month rent deposit to the rent for July 2026.
7. The Tenants shall also pay per diem compensation of \$52.60 starting August 1, 2026, up to the date the Tenants vacate the rental unit.

May 12, 2026
Date Issued

Jeanie Theoharis
Member, 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 2, 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.