



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-017143-26

In the matter of: Main Floor, 34 HURON ST
Hamilton ON L8L2S2

Between: Royal Bank of Canada c/o Gowling WLG
LLP Landlord

And

David Martin
Lenorra Henry Tenants

Royal Bank of Canada c/o Gowling WLG LLP (the 'Landlord') applied for an order to terminate the tenancy and evict David Martin and Lenorra Henry (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 6, 2026.

The Landlord's Representative, Amanda McInnis, and the Tenants attended the hearing.

The parties before the LTB consented to the following order. I was satisfied the parties understood the consequences of the joint submission.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$5,436.00 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants had paid the full amount owing as ordered plus any additional rent that became due after May 31, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.

4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before May 31, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$4,833.96. 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 Tenants shall also pay the Landlord compensation of \$24.66 per day for the use of the unit starting May 7, 2026, until the date the Tenants move out of the unit.
7. The filing fee of \$186.00 shall be waived by the Landlord if the Tenants pay \$5,250.00 on or before May 31, 2026.
8. If the Tenants do not pay the Landlord the full amount owing on or before May 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.
9. 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.
10. 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 12, 2026
Date Issued

Mayra Sawicki
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 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants 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	\$5,250.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$5,436.00

B. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date, May 2, 2026	\$4,647.96
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$4,833.96
Plus daily compensation owing for each day of occupation starting May 7, 2026	\$24.66 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	