



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

File Number: LTB-L-002958-26

In the matter of: Upper Unit, 56 Catharine Ave
Brantford ON N3T1X6

Between: TREESA PINHERO
KRISHOL THAPAMAGAR Landlords

And

Cassandra Smith Tenant

Treesa Pinhero and Krishol Thapamagar (the 'Landlords') applied for an order to terminate the tenancy and evict Cassandra Smith (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 11, 2026.

The Landlords, the Landlords' legal representative Renisha Cox, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I am satisfied the parties present gave informed consent to the issuance of the order below.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated on consent. The Tenant must move out of the rental unit on or before May 25, 2026.
2. The Tenant shall pay the Landlords any rent arrears owing up to the date of the hearing and the cost of filing the application. The amount of the rent deposit and interest the Landlords owe on the rent deposit are deducted from the amount owing by the Tenant.
3. As of the date of the hearing, the Tenant owes the Landlords \$8,698.64. See Schedule 1 for the calculation of the amount owing.
4. The Tenant shall also pay the Landlords compensation of \$52.60 per day for the use of the unit starting May 12, 2026 to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlords the full amount owing on or before May 25, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 26, 2026 at 4.00% annually on the balance outstanding.

6. If the unit is not vacated on or before May 25, 2026, then starting May 26, 2026, the Landlords 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 Landlords on or after May 26, 2026.

May 21, 2026
Date Issued

Jeremy Henderson
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 November 26, 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 Tenant must pay as the tenancy is terminated

Rent Owing To May 11, 2026	\$10,178.60
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	-\$1,600.00
Less the amount of the interest on the last month's rent deposit	-\$65.96
Total amount owing to the Landlord	\$8,698.64
Plus daily compensation owing for each day of occupation starting May 12, 2026	\$52.60 (per day)