



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

File Number: LTB-L-019682-26

In the matter of: 381 HIGH ST S
THUNDER BAY ON P7B 3L5

Between: Domenic C DelPaggio Landlord

And

Brandi Johnson Tenant

Domenic C DelPaggio (the 'Landlord') applied for an order to terminate the tenancy and evict Brandi Johnson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 14, 2026. The Landlord, Domenic C DelPaggio, the Landlord's support, Krista Zipper and the Tenant, Brandi Johnson, attended the hearing. The Tenant did speak with Duty Counsel prior to the hearing

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,488.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$48.92. This amount is calculated as follows: \$1,488.00 x 12 months, divided by 365 days.
5. The Tenant has paid \$272.00 to the Landlord since the application was filed.
6. The rent arrears owing to May 31, 2026, are \$8,081.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. There is no last month's rent deposit.
9. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before **July 31, 2026**.
2. On or before June 30, 2026, the Tenant shall pay to the Landlord \$8,267.00 which represents arrears of rent (\$8,081.00) plus the application filing fee (\$186.00) for the period ending May 31, 2026.
3. The Tenant shall also pay the rent for June on June 30, 2026.
4. The Tenant shall also pay the rent for July on July 1, 2026.
5. The Tenant shall also pay the Landlord compensation of \$48.92 per day for the use of the unit starting August 1, 2026, until the date the Tenant moves out of the unit.
6. If the Tenant fails to make the payment in accordance with paragraph 2 of this order, the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant prior to July 31, 2026, and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.
7. If the unit is not vacated on or before July 31, 2026, then starting August 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 August 1, 2026.

May 25, 2026
Date Issued

Pauline Brewster
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 expires on February 1, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay

Rent Owing To May 31, 2026	\$8,353.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$272.00
Total the Tenant must pay through May 31, 2026	\$8,267.00