



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

**File Number:** LTB-L-023653-26

**In the matter of:** 734 BRITANNIA AVE  
HAMILTON ON L8H2B2

**Between:** Katie Ma Landlord  
Jeff Ma

**And**

Frank Kerec Tenant  
Angela Davis

Katie Ma and Jeff Ma (the 'Landlord') applied for an order to terminate the tenancy and evict Frank Kerec and Angela Davis (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord in this decision's title of proceedings. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant in this decision's title of proceedings.

The application was scheduled to be heard by video conference on May 27, 2026. The Landlords were present and represented by William Edward Redgate. The Tenant, Frank Kerec was present. The Parties confirmed that the Notice of Hearing was received at the rental unit where both Tenants had resided. The Landlord, Katie Ma confirmed that the Tenant, Angela Davis advised on the telephone that she was aware of the hearing but did not intend to attend.

Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. 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.

**The Parties agreed:**

- a. The Landlord gave the Tenant an N8 Notice of Termination alleging the Tenant has been persistently late in paying the Tenant's rent.

- b. The Tenant was in possession of the rental unit on the date the application was filed.
- c. The Tenant, Angela Davis no longer resides in the rental unit but has not removed her belongings or pets.
- d. This order is a non-voidable termination of this tenancy based on the parties' mutual agreement to terminate the tenancy by June 30, 2026.
- e. The current monthly rent is \$2,572.25. The rent is due on the first day of each month.
- f. Based on the monthly rent, the daily compensation is \$84.57. This amount is calculated as follows:  $\$2,572.25 \times 12$ , divided by 365 days.
- g. The Landlord collected a rent deposit of \$2,395.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$224.56 is owing on the deposit. This is applied to the deposit to increase it to the current rent amount. The remaining \$47.31 is required to be paid to the Tenant.
- h. The rent deposit will be applied to the month of June 2026, being the last month of the tenancy.

**It is ordered on consent that:**

- 1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
- 2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
- 3. The Tenant shall also pay the Landlord compensation of \$84.57 per day for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.

**June 2, 2026**  
**Date Issued**

\_\_\_\_\_  
Helen Giannini  
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 of the Tenant expires on January 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.