



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

File Number: LTB-L-022371-26

In the matter of: MAIN, 87 SIMCOE RD
BRADFORD ON L3Z1Y3

Between: SIMCOE AJ INVESTMENTS LTD.

Landlord

And

SAMANTHA CHARLENE PARROTT
LAURYN ALEXIS RAMIREZ

Tenants

SIMCOE AJ INVESTMENTS LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict SAMANTHA CHARLENE PARROTT and LAURYN ALEXIS RAMIREZ (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 26, 2026.

The Landlord's legal representative, Eric Steiman, and the Tenant, Samantha Charlene Parrott, attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied the parties understood the consequences of the joint submission and that the Tenant present had the authority to enter the consent on behalf of the other named Tenant.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant, Samantha Parrott, was still in possession of the rental unit. The Tenant stated that the second named Tenant, Lauryn Alexis Ramirez, was no longer residing in the rental unit.
3. The lawful rent is \$2,000.00. It is due on the 14th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$65.75. This amount is calculated as follows: \$2,000.00 x 12, divided by 365 days.

5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to June 13, 2026, are \$14,000.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,000.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy when the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$29.34 is owing to the Tenant for the period from September 14, 2025 to May 26, 2026.
10. The Tenant stated she wished to terminate the tenancy as of August 1, 2026. The parties consented to a non-voidable order of termination as of that date.

It is ordered on consent 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. The Tenant shall pay to the Landlord \$11,011.41. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenants shall also pay the Landlord compensation of \$65.75 per day for the use of the unit starting May 27, 2026, until the date the Tenants move out of the unit.
4. If the Tenants do not pay the Landlord the full amount owing on or before August 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from August 2, 2026 at 4.00% annually on the balance outstanding.
5. 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.
6. 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.

June 1, 2026
Date Issued

Melissa Anjema
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 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Hearing Date	\$12,854.75
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,000.00
Less the amount of the interest on the last month's rent deposit	- \$29.34
Total amount owing to the Landlord	\$11,011.41
Plus daily compensation owing for each day of occupation starting May 27, 2026	\$65.75 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	