



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

File Number: LTB-L-017581-26

In the matter of: 418-1 Wellington St.
Brantford, ON N3T2L3

Between: 2 Cats Investor Services Inc. Landlord

And

Shelley Reid Tenant
Brandon Kaspar
Joe Buhagair

2 Cats Investor Services Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Shelley Reid, Brandon Kaspar and Joe Buhagair (collectively the 'Tenant') because the Tenant did not pay the rent owed.

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

The Landlord's representative, Mahdi Salah Hashim Alshami, the Landlord's Agent, Sean Bryant, and Tenant, Shelley Reid attended the hearing.

The Tenant declined to met with Tenant Duty Counsel prior to the commencement of the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

It is agreed that:

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 was still in possession of the rental unit.
3. The lawful rent is \$2,400.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$78.90. This amount is calculated as follows: $\$2,400.00 \times 12$, divided by 365 days.
5. The Tenant has paid \$1,350.00 to the Landlord since the application was filed.
6. The rent arrears owing to May 31, 2026, are \$20,460.00.
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. At the hearing, parties agreed to an extended termination date of June 30, 2026, and that the Tenant would pay the rent for June 2026, on or before June 1, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$23,046.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after June 30, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before June 30, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$20,297.40. 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 Tenant shall also pay the Landlord compensation of \$78.90 per day for the use of the unit starting May 27, 2026, until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.
8. 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.
9. 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 July 1, 2026.

Additional Conditions

10. The Tenant shall pay the lawful rent to the Landlord for June 2026 on or before June 1, 2026.
11. If the Tenant fails to make the payments in accordance with paragraph 10 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 Act for an order terminating the tenancy and evicting the Tenant prior to June 30, 2026, and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

June 1, 2026
Date Issued

Ken Audziss
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 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.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent Owing to June 30, 2026	\$24,210.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,350.00
Total the Tenant must pay to continue the tenancy	\$23,046.00

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

Rent Owing to Hearing Date, May 28, 2026	\$21,461.40
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$1,350.00
Total amount owing to the Landlord	\$20,297.40
Plus, daily compensation owing for each day of occupation starting May 27, 2026	\$78.90 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	