



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-025013-26

In the matter of: Top Floor, 69 NORMANHURST AVE
HAMILTON ON L8H5M5

Between: Vincent Wahba Landlord

And

Santina Miller Tenant

Vincent Wahba (the 'Landlord') applied for an order to terminate the tenancy and evict Santina Miller (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on May 28, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord and the Tenant were present. The Tenant declined their opportunity to speak with Tenant Duty Counsel prior to the hearing.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

- a) The tenancy is terminated effective June 30, 2026, with enforcement provisions. This is a final termination and is non-voidable.
- b) The current lawful rent is \$2,200.00. It is due on the 1st day of each month.
- c) Based on the Monthly rent, the daily rent/compensation is \$72.33. This amount is calculated as follows: \$2,200.00 x 12, divided by 365 days.
- d) The rent arrears owing to May 31, 2026 are \$10,500.00.
- e) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

- f) The Landlord collected a rent deposit of \$2,400.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be deducted from any outstanding arrears because the tenancy is terminated.
- g) Interest on the rent deposit, in the amount of \$38.25 is owing to the Tenant for the period from August 25, 2025 to May 28, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. **The Tenant must vacate the unit on or before June 30, 2026.**
2. The Tenant shall pay to the Landlord \$8,247.75. This amount includes rent arrears owing up to May 31, 2026 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 Tenant shall also pay the Landlord compensation of \$72.33 per day for the use of the unit starting June 1, 2026 until the date the Tenant moves out of the unit.
4. 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.
5. 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.
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 July 1, 2026.

June 2, 2026
Date Issued

Sarah Visnovec
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 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay

Rent Owing To May 31, 2026	\$10,500.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,400.00
Less the amount of the interest on the last month's rent deposit	- \$38.25
Total amount owing to the Landlord	\$8,247.75
Plus daily compensation owing for each day of occupation starting June 1, 2026	\$72.33 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	