



**Amended Order
Order under Section 69
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-025717-26-AM

In the matter of: 425, 12 ST DENNIS DR
NORTH YORK ON M3C1G2

Between: 10-12 St. Dennis Drive Ltd. Landlord

And

Anna Ruiz Tenants
Lou Dalisay

This amended order is issued to correct the previous order issued June 4, 2026, which contained a clerical error in the form of a missing signature on the 2nd page of the order. The amendment has been underlined. The rest of the order remains unchanged.

10-12 St. Dennis Drive Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Anna Ruiz and Lou Dalisay (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on June 2, 2026 by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord's legal representative Richard Hissey and the Tenant Anna Ruiz, on behalf of both Tenants, participated in the mediation. The Tenant spoke with Tenant Duty Counsel before the start of mediation.

The parties agreed to resolve all matters raised 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 that:

1. The lawful rent is \$960.59. It is due on the 1st day of month.

2. Based on the Monthly rent, the daily rent/compensation is \$31.58. This amount is calculated as follows: $\$960.59 \times 12$, divided by 365 days.
3. The rent arrears owing to June 30, 2026 are \$8,320.68.
4. The Tenants shall pay the Landlord incurred costs of \$186.00 for filing the application.
5. The Landlord collected a rent deposit of \$863.29 from the Tenants and this deposit is still being held by the Landlord. The rent deposit shall be applied to the last rental period of the tenancy.
6. Interest on the rent deposit, in the amount of \$94.87 is owing to the Tenants for the period from May 1, 2020 to June 2, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$8,506.68 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$9,467.27 if the payment is made on or before July 31, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after July 31, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
 4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before July 31, 2026**
 5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$6,651.09. This amount includes rent arrears owing up to the date of the agreement 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 Tenants. See Schedule 1 for the calculation of the amount owing.
 6. The Tenants shall also pay the Landlord compensation of \$31.58 per day for the use of the unit starting June 3, 2026 until the date the Tenants move out of the unit.
 7. If the Tenants do not pay the Landlord the full amount owing on or before July 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.

8. 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.
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 August 1, 2026.

June 4, 2026
Date Issued

June 5, 2026
Date Amended

Diego Fernandez-Stoll
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 Tenants 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	\$8,320.68
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenants paid into the LTB since the application was filed	- \$0.00
Total the Tenants must pay to continue the tenancy	\$8,506.68

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before July 31, 2026

Rent Owing To July 31, 2026	\$9,281.27
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenants paid into the LTB since the application was filed	- \$0.00
Total the Tenants must pay to continue the tenancy	\$9,467.27

C. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To June 2, 2026	\$7,423.25
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenants paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$863.29
Less the amount of the interest on the last month's rent deposit	- \$94.87
Total amount owing to the Landlord	\$6,651.09
Plus daily compensation owing for each day of occupation starting June 3, 2026	\$31.58 (per day)