



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

File Number: LTB-L-023033-26

In the matter of: 107, 400 VINE ST
ST CATHARINES ON L2M3S3

Between: Q Res V Operating LP Landlord

And

Marlana Mckenzie Tenant

Q Res V Operating LP (the 'Landlord') applied for an order to terminate the tenancy and evict Marlana Mckenzie (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 3, 2026.

The Landlord's Legal Representative Sabrina Marchionne and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

I was satisfied that the parties understood the consequences of their consent. In particular, I was satisfied that the Tenant understood the consequence of agreeing to terminate the tenancy on July 31, 2026.

The parties agree that:

1. The lawful rent is \$2,045.00. It is due on the 1st day of each month.
2. The rent arrears owing to June 30, 2026 are \$12,000.00.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Landlord collected a rent deposit of \$2,045.00 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 if the tenancy is terminated.
5. Interest on the rent deposit, in the amount of \$21.77 is owing to the Tenant.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated effective July 31, 2026.
2. The Tenant shall pay to the Landlord the sum of \$12,164.33. This amount includes rent and arrears owing up to July 31, 2026, the cost of filing the application, less the rent deposit and interest the Landlord owes on the rent deposit. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.
4. 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.
5. 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 9, 2026
Date Issued

Sean Ramage
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 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

Amount the Tenant must pay

Rent Owing To July 31, 2026	\$14,045.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,045.00
Less the amount of the interest on the last month's rent deposit	- \$21.77
Total amount owing to the Landlord	\$12,164.23
Plus daily compensation owing for each day of occupation starting June 4, 2026	\$67.23 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	