



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

File Number: LTB-L-026844-26

In the matter of: 1, 212 ONTARIO ST
St Catharines, ON L2R5L1

Between: Rocco Guarnaccia Landlord

And

Heather Setford Tenant

Rocco Guarnaccia (the 'Landlord') applied for an order to terminate the tenancy and evict Heather Setford (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 4, 2026.

The Landlord and the Tenant attended the hearing.

At the hearing, the Tenant testified that she was no longer residing in the rental unit but has some items of sentimental value inside of the unit that the Tenant wishes to retrieve.

At the hearing, the parties consented to the following order in satisfaction of the Landlord's application.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant shall vacate the rental unit on or before June 4, 2026.
2. On or before June 30, 2026, the Tenant shall pay to the Landlord \$4,000.00 for arrears of rent up to June 4, 2026, inclusive of costs.
3. If the Tenant does not pay the Landlord the full amount owing by June 30, 2026, the Tenant will owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.
4. If the unit is not vacated on or before June 4, 2026, then starting June 5, 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 June 5, 2026.

June 9, 2026

Date Issued

Ilan Shingait

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 December 9, 2026, 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.