



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

File Number: LTB-L-026304-26

In the matter of: 1, 21 GREENAWAY AVE
HAMILTON ON L8L6C3

Between: Graham Stirling Landlord
Cornerstone Select Properties Inc.

And

Richardo Cabral Da Luz Tenant

Graham Stirling and Cornerstone Select Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Richardo Cabral Da Luz (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 8, 2026. The Landlord's agent, Violeta Kocalev, and the Tenant Richardo Cabral Da Luz attended the hearing.

The parties elected to participate in LTB facilitated mediation with the assistance of Renesha Bridgewater, a Hearing Officer with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent as set out in the order below.

Agreed Facts:

1. The Landlord served the Tenant with a 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 \$1,900.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to June 30, 2026, are \$7,600.00.

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$1,900.00 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.
8. Interest on the rent deposit, in the amount of \$63.84 is owing to the Tenant for the period from January 9, 2025, to June 8, 2026.
9. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The tenant must move out of the rental unit on or before July 31, 2026.
2. The Tenant shall pay to the Landlord \$7,722.16. This amount includes rent arrears owing up to June 30, 2026, and the cost of filing the application. Interest the Landlord owes on the rent deposit has been deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall pay the Landlord the amount in paragraph 2 as follows:
 - a) \$3,893.00 on or before June 30, 2026; and
 - b) \$3,829.16 on or before July 31, 2026.
4. The Landlord shall apply the last month's rent deposit to the month of July 2026.
5. 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.
6. 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.
7. 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 23, 2026
Date Issued

Renesha Bridgewater
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 Tenant must pay as the tenancy is terminated

Rent Owing To Hearing Date	\$7,600.00
Application Filing Fee	\$186.00
Less the amount of the interest on the last month's rent deposit	- \$63.84
Total amount owing to the Landlord	\$7,722.16