



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016490-26

In the matter of: 507, 1021 WEST 5TH ST
HAMILTON ON L9B 0K9

Between: T Valeri Construction o/a Valery Properties Landlord

And

June 19, 2026

Ebony Pascall-Sinclair

P. Brewster

Tenant

T Valeri Construction o/a Valery Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Ebony Pascall-Sinclair (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

This application was heard by videoconference on June 3, 2026. Before the start of the hearing, the Landlord's agent, Tina Novak, and the Tenant, Ebony Pascall-Sinclair, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon discussing the terms of the consent with the parties, I was satisfied that the parties made informed decisions, understanding the terms and consequences.

Agreed Facts:

- The parties have agreed to resolve the issues in this application by terminating the tenancy as of September 30, 2026.
- The lawful rent is \$2,300.00. It is due on the 1st day of each month.
- The Landlord collected a parking deposit from the Tenant in the amount of \$75.00.
- Based on the monthly rent, the daily compensation is \$75.62. This amount is calculated as follows: \$2,300 x 12 months, divided by 365 days.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before **September 30, 2026**.
2. If the unit is not vacated on or before September 30, 2026, then starting October 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 October 1, 2026.
4. The Landlord shall apply the parking deposit to the last month of the tenancy.
5. The Tenant shall also pay the Landlord compensation of \$75.62 per day for the use of the unit starting October 1, 2026, until the date the Tenant moves out of the unit.
6. For the duration of the tenancy, the Tenant shall refrain from:
 - a) the Tenant shall not smoke inside the rental or on the balcony.
7. If the Tenant fails to comply with any of the conditions set out in paragraph 6 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant **prior to September 30, 2026**. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

June 19, 2026

Date Issued



Pauline Brewster

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 of the Tenant expires on April 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.