



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-027175-26

In the matter of: Main, 2361 ARTHUR RD
WINDSOR ON N8W4V6

Between: Goldmar Property Management Landlord

And

Stephanie Riberdy Tenants
Victoria Riberdy

Goldmar Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Stephanie Riberdy and Victoria Riberdy (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on June 10, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO). The Landlord's Legal Representative, Madeline Whitworth and Tenant, Victoria Riberdy who also on behalf of the other Tenant were present.

The parties reached consent prior to the mediation and requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. The parties reached consent on non-voidable order with termination date of July 31, 2026.
2. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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.
3. As of the hearing date, the Tenants were still in possession of the rental unit.
4. The lawful rent is \$1,786.06. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$58.72. This amount is calculated as follows: \$1,786.06 x 12, divided by 365 days.
6. The rent arrears owing to June 30, 2026, are \$5,964.54.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,700.00 from the Tenants 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.
9. Interest on the rent deposit, in the amount of \$113.07 is owing to the Tenants for the period from August 28, 2023, to June 10, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated on July 31, 2026.
2. The Tenants must move out on or before July 31, 2026.
3. 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.
4. 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.
5. The Last month's rent deposit shall be applied to the last month of Tenancy in July.
6. The total rent arrears and costs owing to June 30, 2026, are \$6,150.54.
7. The Tenants shall pay to the Landlord \$6,037.47. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants.
8. The Tenants shall also pay the Landlord compensation of \$58.72 per day for the use of the unit starting August 1, 2026, until the date the Tenants move out of the unit.
9. 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.

June 17, 2026
Date Issued

Maryam Cooper
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 January 31, 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 28, 2026

Rent Owing To June 30, 2026	\$5,964.54
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$6,150.54