



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-031066-26

In the matter of: 107, 2100 KING ST E
HAMILTON ON L8K6H6

Between: C. Valery Constructioin o/a Valery Properties Landlord

And

Mary- Catherine Garson Tenant

C. Valery Constructioin o/a Valery Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Mary- Catherine Garson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on June 16, 2026.

The Landlord, represented by Tina Novak and the Tenant engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties before the LTB consented to the following order:

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$3,152.25 if the payment is made on or before June 28, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after June 28, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before June 28, 2026.**

5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$2,399.18. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$52.23 per day for the use of the unit starting June 17, 2026, until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before June 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 29, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 28, 2026, then starting June 29, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 29, 2026.

June 17, 2026
Date Issued

Cheryl Lavoie
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 December 29, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant 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	\$5,055.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,088.75
Total the Tenant must pay to continue the tenancy	\$3,152.25

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$4,301.93
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,088.75
Total amount owing to the Landlord	\$2,399.18
Plus daily compensation owing for each day of occupation starting June 17, 2026	\$52.23 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	