



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

File Number: LTB-L-017906-26

In the matter of: 9582 TALLGRASS AVE
NIAGARA FALLS ON L2G0Y3

Between: 2845178 Ontario Inc. Landlord

And

Patricia Davis Tenant

2845178 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Patricia Davis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on June 15, 2026.

The Landlord's Agent, Jawaid Alam, and the Tenant attended.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. The lawful rent is \$2,300.00. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$75.62. This amount is calculated as follows: \$2,300.00 x 12, divided by 365 days.
3. The rent arrears owing to May 31, 2026, are \$11,650.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Landlord collected a rent deposit of \$2,300.00 from the Tenant, and this deposit is still being held by the Landlord. The rent deposit is applied to the last rental period of the tenancy, June 2026.

6. Interest on the rent deposit, in the amount of \$62.59, is owing to the Tenant for the period from February 28, 2025, to June 15, 2026.
7. The Landlord and Tenant agree to discuss and enter a payment arrangement for the outstanding amounts owing by the Tenant.
8. The Landlord may, as of July 1, 2026, remove and dispose of any of the Tenant's items or personal belongings that the Tenant is unable to remove or sell, including two couches, one chest of drawers, one dresser, two nightstands, and a buffet plate.
9. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy. The application is amended to include an L3 application for termination of the tenancy. Therefore, the Tenant does not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.

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 June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.
4. The Tenant shall pay the Landlord \$11,773.41. This amount represents rent arrears owing up to May 31, 2026, and the cost of filing the application. The interest the Landlords owe on the rent deposit is deducted from the amount owing by the Tenant.
5. If the Tenant does not pay the Landlord the full amount owing in paragraph 4 on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.

June 24, 2026
Date Issued

Eno Ubia
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 January 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.