



## Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-067091-24

**In the matter of:** 2 EAST HAMPTON RD  
St. Catharine ON L2T3E1

**Between:** Ornela Carcani  
Ali Ramadan

**And**

Michelle Dolbeck  
Diane Dolbeck  
Joshua Tontegode



Landlords

Tenants

Ornela Carcani and Ali Ramadan (the 'Landlords') applied for an order to terminate the tenancy and evict Michelle Dolbeck, Diane Dolbeck and Joshua Tontegode (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on December 19, 2024.

The Landlord, Ornela Carcani and the Tenant, Michelle Dolbeck, attended the hearing. The Tenant, Michelle Dolbeck acted as agent for the remaining Tenants on consent, and the Tenant, Michelle Dolbeck, spoke to Tenant Duty Counsel prior to the start of this proceeding.

At the hearing, the parties before the LTB consented to the following order. I was satisfied that the parties understood the consequences of their consent.

### Determinations:

1. The Landlords served the Tenants with a valid 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.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,800.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$92.05. This amount is calculated as follows: \$2,800.00 x 12, divided by 365 days.
5. The Tenants have paid \$11,305.00 to the Landlords since the application was filed.
6. The rent arrears owing to December 31, 2024 are \$0.00.
7. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.

**It is ordered on consent that:**

1. The Tenants shall pay to the Landlords the cost of filing this application in the amount of \$186.00 on or before January 17, 2025.
2. If the Tenants do not pay the Landlords the full amount owing on or before January 17, 2025, the Tenants will start to owe interest. This will be simple interest calculated from January 18, 2025, at 5.00% annually on the balance outstanding.



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Panagiotis Peter Roupas  
Member, Landlord and Tenant Board

**January 6, 2025**  
**Date Issued**

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 July 18, 2025 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.