



APRIL 22, 2025

Landlord and Tenant Board

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

File Number: LTB-L-101901-24

In the matter of: BASEMENT, 47 NELLO ST
ST CATHARINES ON L2N1G5

Between: SYDNEY MA Landlord

And

Ashley Paines Tenant

SYDNEY MA (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Paines (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 10, 2025.

The Landlord, the Landlord's legal representative Mohammed Ahmed, the Tenant, and the Tenant's legal representative Peter Janowski attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The tenancy between the Landlord and Tenant shall terminate on a non-voidable basis on April 30, 2025.
2. If the unit is not vacated on or before April 30, 2025, then starting May 1, 2025, 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 May 1, 2025.
4. The Tenant shall pay the Landlord \$12,000.00 (inclusive of the filing fee and last month's rent interest) for arrears of rent up to March 31, 2025.
5. The Landlord shall apply last month's rent to the month of April 2025.
6. Should the Tenant not vacate the rental unit by April 30, 2025, the Tenant shall owe the Landlord \$54.25 for every day they remain in the rental unit beginning May 1, 2025.

April 22, 2025
Date Issued

Brett Lockwood
Member, 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 November 1, 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.