



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-045801-25

In the matter of: 204, 88 QUEENSTON ST
ST CATHARINES ON L2R2Z2

Between: 1788639 ONTARIO LTD

And

JENNIFER BENSTEAD

I hereby certify this is a
true copy of an Order dated

JUL 14, 2025

Landlord and Tenant Board

Landlord

Tenant

1788639 ONTARIO LTD (the 'Landlord') applied for an order to terminate the tenancy and evict JENNIFER BENSTEAD (the 'Tenant') because:

- Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The parties engaged in settlement discussions and requested an order on consent to resolve the application. This application was mediated by videoconference on July 9, 2025. As a result of this order, the hearing has been cancelled.

The Landlord's agent Francesco Giovannone, The Landlord's bookkeeper Kim Gagne, and the Tenant were present. I am satisfied that the parties understood the terms and consequences of this order.

It is agreed that:

The parties reached consent on non-voidable order with termination date of August 31, 2025.

The last month's rent deposit shall be applied to the last month of Tenancy in August 2025.

The Landlord agreed to allow the Tenant to terminate the Tenancy on or before August 1, 2025, and the Tenant agreed to provide the Landlord with 5 days written notice via E-mail.

The parties agreed that if the tenancy is terminated on or before August 1, 2025, the last month's rent deposit shall be applied to the lawful rent in July.

The landlord collected \$950.00 the last month's rent deposit on February 1, 2025.

The parties agreed on consent to discuss the interest on the last month's rent deposit. Landlord agreed to pay to the Tenant \$3.19 the interest on the last month rent deposit from February 1, 2025, to the date of hearing.

The lawful rent is \$950.00.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on August 31, 2025.
2. The Tenant shall move out of the rental unit on or before August 31, 2025.
3. If the unit is not vacated on or before August 31, 2025, then starting September 1, 2025, 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 September 1, 2025.
5. The Tenant shall also pay the Landlord compensation of \$31.23 per day for the use of the unit starting September 1, 2025 until the date the Tenant moves out of the unit.
6. The last month's rent shall be applied the last month of Tenancy in August 2025.
7. The Landlord shall pay to the Tenant \$3.19 interest on the last month's rent deposit on or before August 31, 2025. This amount is subjected to 4% interest starting September 1, 2025.

Condition:

8. If the Tenancy is termination on or before August 1, 2025, the last month's rent deposit shall be applied to the lawful rent in July.

Maryam Cooper

July 14, 2025
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 of the Tenant expires on March 2, 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.

