



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

File Number: LTB-L-104781-25

In the matter of: 2, 12 NIAGARA ST
ST CATHARINES ON L2R4K7

Between: Richard Campbell Landlord

And

Wayne Turner Tenant

Richard Campbell (the 'Landlord') applied for an order to terminate the tenancy and evict Wayne Turner (the 'Tenant') because the 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 Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex involving the production of an illegal drug, the trafficking in an illegal drug or the possession of an illegal drug for the purposes of trafficking.

This application was heard by videoconference on January 8, 2026.

The Landlord's legal representative Elizabeth Cote attended the hearing on behalf of both parties.

Determinations:

1. The Landlord's legal representative advised she was authorized by both parties to request the following consent terms. A copy of consent terms executed by both parties and dated January 2, 2026 was produced in support of the parties intent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated on January 31, 2026. The Tenant must move out of the rental unit on or before January 31, 2026.
2. If the unit is not vacated on or before January 31, 2026, then starting February 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 February 1, 2026.

January 19, 2026
Date Issued

Peter Nicholson
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 of the Tenant expires on August 1, 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.