



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

File Number: LTB-L-089018-25

In the matter of: 10, 5 MAIN ST E
KINGSVILLE ON N9Y1A1

Between: 2508410 ONTARIO LTD. Landlord

And

BRIAN LUCIER Tenant

2508410 ONTARIO LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict BRIAN LUCIER (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

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

The Landlord's representative Steve Oliveira and the Tenant attended the hearing. The parties before the LTB acknowledged certain agreed upon terms and consented to the following order:

It is agreed and acknowledged as follows:

1. The parties agree that rent and applicable utilities remain payable up to January 31, 2026. If the Tenant vacates earlier and surrenders all keys, the Landlord will pro-rate to the earlier date and refund any overpayment within 7 days of vacant possession.
2. The Tenant agrees:
 - (i) to permit lawful entry on proper notice of showings, repairs and inspections as permitted by the Residential Tenancies Act, 2006 (the "Act");
 - (ii) to return all keys upon move-out;
 - (iii) to not to cause damage, to comply with building rules and the Act, and to not contact or harass reporting neighbours; and,
 - (iv) to provide the Landlord with a written forwarding address and contact email/phone before the move-out date.

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.
4. The Tenant shall not substantially interfere with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

January 15, 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.