



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

File Number: LTB-L-062344-25-RV

In the matter of: 301, 4 QUEEN ST E
CAMBRIDGE ON N3C2A6

Between: Kass Investments Inc. Landlord

And

Dale Mercer Tenant

REVIEW ORDER

Kass Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Dale Mercer (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-062344-25 issued on December 16, 2025.

On December 24, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.]

On December 29, 2025 interim order LTB-L-062344-25-RV-IN was issued, staying the order issued on December 16, 2025.

This request for review was heard by videoconference on January 22, 2026.

The Landlord's Agent, Shaddi Fahel, the Landlord's Legal Representative, Eric Schroeder, and the Tenant attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The request to review order LTB-L-062344-25, issued on December 16, 2025, is granted.
2. The interim order issued on December 29, 2025 is cancelled.
3. Order LTB-L-062344-25, issued on December 16, 2025, is cancelled and replaced with this order.

4. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
5. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$1,682.85 if the payment is made on or before January 31, 2026.

OR

- \$3,190.50 if the payment is made on or before February 20, 2026.
6. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after February 20, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
 7. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before February 20, 2026.**
 8. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$171.03. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$49.57 per day for compensation for the use of the unit starting January 23, 2026 until the date the Tenant moves out of the unit.
 9. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
 10. If the unit is not vacated on or before February 20, 2026, then starting February 21, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 11. 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 21, 2026.

January 27, 2026

Date Issued

Susan Priest

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 August 21, 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.