



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107153-25

In the matter of: Upper, 28 1/2 DIVISION ST
ST CATHARINES ON L2R3G2

Between: Kadiann Obiri-Yeboah Landlord

And

Christopher Gill Tenant

Kadiann Obiri-Yeboah (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Gill and (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Kadiann Obiri-Yeboah (the 'Landlord') also applied for an order requiring Christopher Gill to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The application was scheduled to be heard on February 3, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord, the Tenant and the Tenant's Support, Claralynn Janssen, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

1. The application shall be amended to remove "Claralynn Janssen" as a Tenant.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 4, 2026.

3. If the unit is not vacated on or before April 4, 2026, then starting April 5, 2026, 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 April 5, 2026.
5. The Landlord shall apply the Tenant's last month's rent deposit to the rent for March 2026.
6. The Tenant shall pay the Landlord compensation of \$46.03 per day for the use of the unit starting April 1, 2026, until the date the Tenant moves out of the unit (April 4, 2026).
7. Upon moving out of the rental unit, the Tenant shall remove all personal belongings, leaving the unit vacant and free of possessions.
8. The Landlord shall waive \$923.00, which represents utility costs the Landlord has incurred to November 30, 2026, and any further unpaid utility costs up to and including February 3, 2026.
9. The Landlord shall waive any entitlement to be reimbursed for the \$186.00 costs of filing the application.

February 10, 2026
Date Issued

Michelle Forrester
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.