



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

File Number: LTB-L-101988-25

In the matter of: B, 148 WEBER ST E
KITCHENER ON N2H1C9

Between: 142-150 Weber St. Holdings Inc. Landlord

And

Adrian Simmons Tenant

142-150 Weber St. Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Adrian Simmons (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on February 11, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Felicia Puscalau.

The Landlord's Legal Representative, Christine Stewart, was present along with the Tenant.

As a result of the mediation, the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agree to the following:

1. The application is amended to reflect the correct rental unit number, being **Unit B**.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$1,826.00** for arrears of rent up to **February 28, 2026**, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$820.00	On or before February 13, 2026
\$1,006.00	On or before March 13, 2026

3. The Tenant shall also pay to the Landlord the lawful monthly rent for the month of March 2026 on or before **March 1, 2026**.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after **February 28, 2026**.

February 12, 2026
Date Issued

Felicia Puscalau
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.

