



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-014390-26

In the matter of: 205, 143 CONCESSION ST
CAMBRIDGE ON N1R2H6

Between: The Regional Municipality of Waterloo Landlord

And

Nikita Walters Tenant

The Regional Municipality of Waterloo (the 'Landlord') applied for an order to terminate the tenancy and evict Nikita Walters (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on August 28, 2025 with respect to application LTB-L-102708-24.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. I find that the Tenant has not met the following conditions in Paragraph 2 as specified in the August 28, 2026 consent order:

“For a period of 12 months, starting August 25, 2025:

A. the Tenant, the Tenant’s guests or occupants of the unit shall not create excessive noise at the residential complex which could interfere with the reasonable enjoyment of the landlord or other tenants between the hours of 11:00 p.m. and 7:00 a.m.

B. The Tenant will abide by the guest policy as set out in the lease agreement and will not allow guests on to the property who are restricted from the property by a Trespass Notice pursuant to the Trespass to Properties Act.

C. The Tenant, the Tenant’s guests or occupants of the unit shall ensure that all guests enter through the front lobby door.

D. Once the Tenant is no longer in detention and is residing in the unit, the Tenant will engage with on-site supports offered through Indwell Supportive Housing staff and will meet with Indwell support on a weekly basis, in order to develop and create a care plan to address behaviours which impact the reasonable enjoyment of the residential complex.”

On January 31, 2026, at approximately 1:34am, security was called to the 2nd Floor to a disturbance. The Tenant was having an argument with another resident.

On February 4, 2026, at approximately 2:15am, the Tenant brought in two visitors. When security asked for their names, the Tenant began yelling and stated that she did not need to provide their names.

On February 8, 2026, at approximately 3:30am, security received a report that the Tenant was screaming in her unit. Security went and spoke to the Tenant, requesting that she keep her voice down. At approximately 4:45am, security received a report of an argument on the 2nd Floor. Security went and checked and found the Tenant and a visitor engaged in an argument. Security attempted to calm them down without success. The Tenant and the visitor began pushing each other and security attempted to calm the situation without success. Security contacted 911, informing them of the incident; 911 asked security to remain on the scene until officers arrived. At approximately 5:07am, the police (Occurrence #: WA26019464) attended the rental unit but the Tenant did not open the door. Police advised that they were unable to take further action at that time.

On February 9, 2026, at approximately 3:14am, the Tenant was yelling inside the rental unit, and Dustin, who is banned from the property, was inside with the Tenant. At approximately 3:27am, the Tenant and the visitor moved to another rental unit where they continued yelling. The Tenant went to the 3rd Floor stairwell and continued yelling. At approximately 3:32am, the police were contacted and at 3:49am, the police arrive at the rental unit. The police (Occurrence #: WA26019897) spoke with the Tenant and informed the police that she would not repeat the behaviour.

On February 10, 2026, at approximately 11:35pm and at 2:31am, the Tenant was yelling inside the rental unit.

On February 11, 2026, at approximately 3:51am, the Tenant was yelling inside the rental unit. At 3:57am, security contacted the police. At approximately 4:10am, the Tenant and a visitor, Desiree, became involved in a physical altercation. The police (Occurrence #: WA26020961) arrived at 4:23am, were briefed by security and later spoke with the Tenant. The police left at 4:41am without taking any further action.

On January 30th, February 2nd and February 6th, Indwell Supportive Housing staff attempted to connect with the Tenant without success.

3. This order replaces order LTB-L-102708-24.

4. The Landlord is entitled to daily compensation from the day after this order is issued to the date the Tenant moves out of the unit at a daily rate of \$26.10. This amount is calculated as follows: \$794.00 x 12, divided by 365 days.
5. There is no last month's rent deposit.

It is ordered that:

1. Order LTB-L-102708-24 is cancelled.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 6, 2026.
3. If the unit is not vacated on or before March 6, 2026, then starting March 7, 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 March 7, 2026.
5. The Tenant shall pay to the Landlord \$26.10 per day for compensation for the use of the unit starting February 24, 2026, to the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before March 6, 2026, the Tenant will start to owe interest. This will be a simple interest calculated from March 7, 2026, at 4.00% annually on the balance outstanding.

February 23, 2026

Date Issued

Kimberly Parish

Vice Chair, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

The Tenant has until March 5, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the Tenant files the motion by March 5, 2026, the order will be stayed, and the LTB will schedule a hearing.

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 September 7, 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.

* Refer to the attached Summary of Calculations.

Summary of Calculation**Amount the Tenant must pay the Landlord:**

Reason for amount owing	Period	Amount
Daily compensation owing for each day of occupation starting February 24, 2026		\$26.10 (per day)
Total the Tenant must pay the Landlord:		\$26.10 per day starting February 24, 2026