



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

File Number: LTB-L-105226-25

In the matter of: REAR UNIT OVER GARAGE, 4612
BUCKLEY AVE
NIAGARA FALLS ON L2E4A2

Between: James Mason Landlord

And

Jesse Napper Tenant

James Mason (the 'Landlord') applied for an order to terminate the tenancy and evict Jesse Napper (the 'Tenant') because the Landlord requires possession of the rental unit in order to convert the unit to a non-residential use.

Prior to the videoconference hearing on March 19, 2026, the parties elected to participate in Board facilitated Online Dispute Resolution on March 3, 2026 with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Judith Callender, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Tenant acknowledges receipt of compensation from the Landlord as required under section 52 of the Residential Tenancies Act, 2006 (the "Act").
- B. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy.
- C. In addition to vacating the unit, the Tenant will empty out the sea container located on the property on or before April 30, 2026.

It is ordered on consent that:

- 1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.

2. If the unit is not vacated on or before April 30, 2026, then starting May 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 May 1, 2026.
4. The Landlord is waiving the rent for the months of March and April 2026.

March 4, 2026
Date Issued

Monica Dairo
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on November 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.