



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-090079-25

In the matter of: UPPER, 488 HIDDEN CREEK DR
Kitchener ON N2N3M1

Between: Christopher Reid Landlords
Candi Reid

MAR 13, 2026

And

Adam Locke Tenant

Christopher Reid and Candi Reid (the 'Landlords') applied for an order to terminate the tenancy and evict Adam Locke (the 'Tenant') because

- the Tenant did not pay the rent that the Tenant owes.
- 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 Landlords or another tenant.

This application was heard by videoconference on March 10, 2026. The Landlord, Christopher Reid and the Tenant were present. The parties reached consent during mediation. I am satisfied that the parties understood the terms of this order.

It is agreed that:

The parties reached consent to the termination date of July 31, 2026, at the latest. Subjected to the conditions in this order.

The lawful rent is \$3,067.90.

The last month's rent deposit will be applied to the last month of Tenancy in July 2026.

The Tenant agreed to pay the lawful rent on time and in full of April 2026 to June 2026.

The parties agreed on consent not to subject the future rent from April 2026 to June to section 78 of the Act.

This order resolves both L1 and L2 application.

The total rent arrears owing to March 31, 2026, is \$488.70.

The order does not address the outstanding utility costs. The Landlord may serve a Notice N5 to the Tenant regarding outstanding utility payments.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated on July 31, 2026 at the latest.
2. The Tenant must move out on or before July 31, 2026.
3. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlords 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 Landlords on or after August 1, 2026.
5. The Tenant shall also pay the Landlords compensation of \$100.86 per day for the use of the unit starting August 1, 2026, until the date the Tenant moves out of the unit.
6. The last month's rent deposit shall be applied to the last month of Tenancy in July 2026.
7. The Tenant shall pay the lawful rent on time and in full from April 1, 2026, to June 1, 2026.

Conditions

8. The Tenant shall pay to the Landlords \$488.70 for arrears of rent up to March 31, 2026.
9. The Tenant shall pay to the Landlords the amount set out in paragraph 8 of this order on or before March 29, 2026.
10. If the Tenant fails to make any one of the payments in accordance with paragraph 9 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 March 31, 2026.
11. The Tenant shall remove all garbage from the rental unit and/or residential complex on or before April 10, 2026.
12. The Tenant shall restore the lawn in the backyard to its initial condition on or before May 10, 2026.

13. If the Tenant fails to comply with paragraph 11 or 12 of this order, the Landlords 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.
14. The Tenant shall pay to the Landlords \$186.00 the application filing fee on or before April 30, 2026. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, The Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.

March 13, 2026
Date Issued

Maryam Cooper
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.