



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

File Number: LTB-L-065674-25

In the matter of: D, 111 Arthur Street
St. Catharines ON L2M1B7

Between: Club LaSalle de St Catharines Inc Landlord

And

Allen Ross Tenant

Club LaSalle de St Catharines Inc (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Allen Ross (the 'Tenant') because the Landlord requires possession of the rental unit in order to convert the unit to a non-residential use.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on March 9, 2026. Elizabeth Cote, licenced paralegal, represented the Landlord. Jean Chartrand and Micheline Herve-Belleau, board members of the Landlord, were present. Charl Krouchan, licenced paralegal, represented the Tenant. The Tenant was present. The Tenant's girlfriend, Ingrid Kneller, was present as support.

The parties resolved the application on their own and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The Landlord gave the Tenant an N13 notice of termination because the Landlord intends to convert the unit to a non-residential use.

- b. The Landlord paid the Tenant the required compensation on or before November 30, 2025.
- c. The current monthly rent is \$933.77. It is due on the 1st of each month.
- d. Based on the monthly rent, the daily compensation is \$30.70. This amount is calculated as follows: $\$933.77 \times 12$ months, divided by 365 days.
- e. The Landlord collected a rent deposit of \$800.00 from the Tenant and this deposit is still being held by the Landlord.
- f. The last month rent deposit will be used to cover the rent for July 2026.
- g. Interest on the rent deposit, in the amount of \$247.76 is owing to the Tenant for the period from to March 1, 2009 to March 12, 2026 (the day of the hearing).
- h. The Landlord will pay the Tenant the interest owing on or before July 31, 2026.
- i. The Landlord waives the rent due for the rental periods of April 2026 through to and including June 30, 2026.

On consent of the parties, it is ordered that:

- 1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.
- 2. If the unit is not vacated on or before July 31, 2026, then starting August 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 August 1, 2026.
- 4. If the Tenant remains in the unit beyond July 31, 2026, then the Tenant shall pay the Landlord compensation of \$30.70 per day for the use of the unit starting August 1, 2026 until the date the Tenant moves out of the unit.
- 5. The last month rent deposit of \$800.00 will be used to cover the rent due from July 1, 2026 through to and including July 31, 2026.
- 6. The Landlord shall not pursue or require the Tenant to pay rent from April 1, 2026 to June 30, 2026, inclusive. These amounts have been waived.
- 7. The Landlord shall pay the Tenant \$247.76 for interest owing on the last month rent deposit up to March 10, 2026.

8. If the Landlord does not pay the Tenant the amount owing in full on or before July 31, 2026, then the Landlord shall owe interest on any balance outstanding commencing August 1, 2026 until the amount has been paid in full. This will be simple interest calculated at 4.0% annually.

March 17, 2026
Date Issued

Joanne Lolato
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 February 1, 2027 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.