



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000668-26

In the matter of: 3, 6178 Dunn Street
Niagara Falls Ontario L2G2P4

Between: Gary Graham Landlord

and

Phil Anderson Tenant

Gary Graham (the 'Landlord') applied for an order to terminate the tenancy and evict Phil Anderson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. **(L1 Application)**

The Landlord also applied for an order to terminate the tenancy and evict the Tenant because:

- 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 Landlord or another tenant;
- the Landlord requires vacant possession of the rental unit in order to do major repairs or renovations to the unit. **(L2 Application)**

This application was heard by videoconference on March 11, 2026.

The Landlord, the Tenant and the Tenant's Support, Marni-Leigh Anderson, attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$4,735.50, representing the total arrears owing to March 31, 2026.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
3. If the unit is not vacated on or before March 31, 2026, then starting April 1, 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 April 1, 2026.

March 19, 2026

Date Issued

Candace Aboussafy

Member, 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 October 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.