



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

File Number: LTB-L-050356-25

In the matter of: 114, 65 DALY ST
KINGSTON ON K7K6Y4

Between: Weller Arms Non Profit Inc. Landlord

And

Fred Deacon
Loresse Betz Tenant

Weller Arms Non Profit Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Fred Deacon and Loresse Betz (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 also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on March 12, 2026.

The Landlord's Legal Representative, Shasta Pearson, the Tenant's Legal Representative, John Done, and the Tenant, Fred Deacon, attended the hearing.

The parties before the LTB consented to the following order:

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated in a final way effective July 31, 2026. 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. The Landlord waives all arrears up to and including March 31, 2026 and waives the rent for April to July 2026.

5. The Tenant undertakes to cooperate with Kaitlan Moyse, Home Base Housing, to address mental health problems leading to anti-social behaviour.
6. The Tenant undertakes to use his best efforts to behave civilly towards other tenants.

March 18, 2026
Date Issued

Vicky Liu
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 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.