



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

File Numbers: LTB-L-107249-25
LTB-T-004758-26

In the matter of: 31 BISHOPS RD
ST CATHARINES ON L2M1T8

Between: John Warner Landlord

And

Amanda Soucisse Tenants
Dwayne Grant

John Warner (the 'Landlord') applied for an order to terminate the tenancy and evict Amanda Soucisse and Dwayne Grant (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes. (L1 Application)

Amanda Soucisse (the 'Tenant') applied for an order determining that John Warner (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants. (T2 Application)

This application was scheduled to be heard by videoconference on March 5, 2026.

The Landlord's Representative, Devon Theo Wagenaar, and the Tenants attended.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the Landlord's application and the Tenants application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. The lawful rent is \$1,800.00. It is due on the 20th day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$59.18. This amount is calculated as follows: \$1,800.00 x 12, divided by 365 days.
3. The Landlord waives rent arrears owing to March 19, 2026, in the amount of \$20,625.00.

4. The Landlord also waives the daily rent/compensation of \$59.18 for the period beginning March 20, 2026, to April 19, 2026.
5. The Landlord waives the \$186.00 application filing fee.
6. The Tenants waive the \$48.00 application filling fee.
7. There is no last month's rent deposit.

It is ordered on consent that:

1. The Landlord shall pay the Tenants \$15,000.00 via certified cheque(s) by March 6, 2026.
2. If the Landlord makes the payment in accordance with paragraph 1 of this order, the tenancy between the Landlord and the Tenants shall terminate, and the Tenants must move out of the rental unit on or before May 5, 2026.
3. If the unit is not vacated on or before May 5, 2026, provided the Landlord makes the payment in accordance with paragraph 1, then starting May 6, 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 May 6, 2026.
5. The Landlord shall also pay the Tenants \$13,200.00 via certified cheque(s).
6. If the Landlord does not pay the Tenants the full amount in paragraph 5 of this order by May 5, 2026, the Landlord will owe interest. This will be simple interest calculated from May 6, 2026, at 4.00% annually on the balance outstanding.
7. The order resolves all issues between the parties arising from the tenancy up to March 5, 2026.

March 23, 2026
Date Issued

Eno Ubia
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 expires on September 6, 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.