



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

**File Number:** LTB-L-105904-25 and LTB-T-098712-25

**In the matter of:** Cottage, 910 Niagara Stone Road (aka 129  
Line 4 Road, RR 2)  
Niagara-on-the-Lake ON L0S1J0

**Between:** Douglas Sanderson Landlord

**And**

Joel Weatherbee Tenants  
Emily Summers

Douglas Sanderson (the 'Landlord') applied for an order to terminate the tenancy and evict Joel Weatherbee and Emily Summers (the 'Tenants') because the Landlord requires possession of the rental unit in order to demolish the unit (L2 application).

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

Joel Weatherbee and Emily Summers (the 'Tenants') applied for an order determining that Douglas Sanderson (the 'Landlord') entered the rental unit illegally; substantially interfered with the reasonable enjoyment of the rental unit or residential complex or with the reasonable enjoyment of a member of the Tenants' household; harassed, coerced, obstructed, threatened or interfered with the Tenants; and withheld or interfered with the Tenants' vital services including heat (September 1 – June 15), fuel, electricity, gas, hot or cold water (T2 application).

These applications were mediated by videoconference on March 19, 2026. As a result of the mediation, the T2 will not be scheduled for hearing.

The Landlord attended with Legal Representative, Petar Guzina. The Landlord's support person, Kenneth Douglas also attended.

The Tenants were self-represented and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

**The parties agree to the following:**

1. The Landlord has numerous Property Standard Safety Orders against the occupied structure requiring demolition given its abject condition.
2. On December 14, 2025, the Landlord gave the Tenants an N13 Notice to End Tenancy because the Landlord must demolish the rental unit.
3. Compensation is not required as the demolition was ordered to be carried out under the authority of Property Standards by-law 5192-19 of the town of Niagara-on-the-Lake ON.
4. The Tenants have made formal complaints to government authorities including the Rental Housing Enforcement Unit.

**On consent, it is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 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 May 1, 2026.
4. Upon receipt of this order, the Tenants will immediately withdraw their complaint to the Rental Housing Enforcement Unit and provide written confirmation of the withdrawal to the Landlord's Legal Representative.
5. Upon receipt of this order, the Landlord shall pay the Tenants \$7,500.00 via bank draft to be picked up from the office of Broderick & Partners LLP in Niagara Falls ON.
6. If the Tenants vacate the rental unit and return all rental unit keys on or before April 30, 2026, the Landlord shall pay the Tenants an additional \$7,500.00 to be picked up from the office of Broderick & Partners LLP in Niagara Falls ON.
7. If the Tenants do not vacate the rental unit on or before April 30, 2026 and the Landlord files the order for enforcement, the second payment of \$7,500.00 will not be due and owing.
8. If the Landlord does not make any of the required payments in full and by the applicable deadline, the Landlord will start to owe interest. This will be simple interest calculated from the day following the breach at 4.00% annually on the balance outstanding.
9. If the Tenants do not vacate the rental unit on or before April 30, 2026, the Tenants shall owe the Landlord \$36.99 per day starting May 1, 2026 and continuing until the date the Tenants vacate the rental unit.

**March 31, 2026**  
**Date Issued**

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Angela McLaughlin  
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 November 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.