



**Order under Section 21.2 of the
Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

File Number: LTB-L-065414-25-RV

In the matter of: 301, 4 QUEEN ST E
CAMBRIDGE ON N3C2A6

Between: Kass Investments Inc. Landlord

And

Dale Mercer Tenant

Review Order

Kass Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Dale Mercer (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

Kass Investments Inc. (the 'Landlord') also applied for an order requiring Dale Mercer (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The application was resolved by order LTB-L-065414-25 issued on February 3, 2026.

On March 6, 2026 the Landlord requested a review of the order

On March 9, 2026 interim order LTB-L-065414-25-RV-IN was issued, staying the order issued on February 2, 2026.

The request to review was heard by videoconference on April 15, 2026.

The Tenant attended the hearing. The Landlord was represented the hearing by Peter Schroeder.

At the hearing the parties consented to the following order:

It is ordered on consent that:

1. The request to review order LTB-L-065414-25 issued on February 3, 2026, is granted.
2. Order LTB-L-065414-25 issued on February 3, 2026, is cancelled and replaced by the following:
3. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
4. The Tenant shall pay the Landlord on or before June 15, 2026 the total amount of \$316.83, which represents the costs incurred by the Landlord for unpaid utilities as of the date of this proceeding.
5. The Tenant shall ensure that all utility accounts remain in good standing and that no utility charges are billed or charged back to the Landlord for the duration of the tenancy
6. If the Tenant fails to comply with the conditions set out in paragraphs 4 and 5 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
7. If the Tenant does not pay the Landlord the full amount owing, in paragraph 4 of this order, on or before June 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 15, 2026 at 4.00% annually on the balance outstanding.

April 16, 2026

Date Issued

Bryan Delorenzi

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.