



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-108230-25

In the matter of: (Lower) 2, 145 WHARNCLIFFE RD N
LONDON ON N6H2B1

Between: Parkplace Properties (London) Ltd. Landlord

And

Benjamin Waud Tenant

Parkplace Properties (London) Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Benjamin Waud (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 scheduled to be heard by videoconference on April 16, 2026.

Landlord Agent Andy Lail and the Tenant attended the hearing. The Tenant consulted duty counsel.

In mediation, the parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application in mediation.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 12, 2026.
2. If the unit is not vacated on or before July 12, 2026, then starting July 13, 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 July 13, 2026.

4. The Tenant shall pay the Landlord compensation of \$33.64 per day ($\$1,023.10 \times 12$, divided by 365 days) for the use of the unit starting July 13, 2026, until the date the Tenant moves out of the unit.

April 24, 2026
Date Issued

Melinda Jamieson
Hearing 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 January 13, 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.