



Order under Section 78(6) Residential Tenancies Act, 2006

File Number: LTB-L-012178-26

In the matter of: 211, 140 WEBER ST E
KITCHENER ON N2H1C9

Between: The Regional Municipality of Waterloo Landlord

And

Shawn Hutchison Tenant

The Regional Municipality of Waterloo (the 'Landlord') applied for an order to terminate the tenancy and evict Shawn Hutchison (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant failed to meet a condition specified in the order issued by the LTB on August 25, 2025 with respect to application LTB-L-034451-25.

A hearing was held by videoconference on May 4, 2026 to consider this application. The Landlord's representatives Sean Leary and Rikki Bouwman attended the hearing.

As of 3:00pm, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain conditions in the order.
2. The Tenant was ordered on consent not to tamper with the fire safety system. The Tenant was observed tampering with the fire safety system in the second floor hallway by breaking off the cover and the Tenant pulled the smoke detector off the ceiling in his rental unit.
3. I find the Tenant breached the conditions set out in order LTB-L-034451-25.
4. The application was filed within 30 days of the breach.
5. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. Order LTB-L-034451-25 is cancelled.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 18, 2026.
3. If the unit is not vacated on or before May 18, 2026, then starting May 19, 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 19, 2026.

May 7, 2026

Date Issued

Greg Joy
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 November 19, 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.

* Refer to the attached Summary of Calculations Table.

SUMMARY OF CALCULATIONS TABLE

Amount the Tenant must pay the Landlord:

Reason for amount owing	Period	Amount
Amount of compensation for damages owing from previous order		\$0.00
Total the Tenant must pay the Landlord:		-\$0.00