



Amended Order
Order under Section 69
Residential Tenancies Act, 2006
And section 21.1 of the **Statutory Powers Procedure Act**

File Number: LTB-L-002383-26-AM

In the matter of: 11, 451 ALBERT ST
WATERLOO ON N2L5A7

Between: Adam McFadden Landlord

And

Anthony Dennis Tenant

Adam McFadden (the 'Landlord') applied for an order to terminate the tenancy and evict Anthony Dennis (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex used the rental unit or the residential complex in a manner that is inconsistent with use as a residential premises and that has caused or can be expected to cause significant damage.

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

This application was heard by videoconference on April 20, 2026.

The Landlord's legal representative Kundai Govereh and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

This amended order is issued to correct clerical errors in the order issued on April 28, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of July 31, 2026. The Tenant must move out of the rental unit on or before July 31, 2026.

2. If the unit is not vacated on or before July 31, 2026, then starting August 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 August 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$49.32 per day for the use of the unit starting August 1, 2026 until the date the Tenant moves out of the unit.
5. The Tenant shall not make excessive noise in the rental unit or at the residential complex, nor permit their guests or any other occupant of the rental unit to do so.
6. The Tenant, their guests, and any other occupant of the rental unit shall maintain care and control of their pets while at the rental unit or residential complex.
7. The Tenant, their guests, and any other occupant of the rental unit shall obey all bylaws related to their pets while at the rental unit or residential complex.
8. From April 20, 2026, to July 31, 2026, if the Tenant fails to comply with the conditions set out in paragraphs ~~4, 5, or 6~~ **5, 6, or 7** 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.
9. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
10. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

April 28, 2026

Date Issued

Jeremy Henderson

Member, Landlord and Tenant Board

May 20, 2026

Date Amended

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 31, 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.