



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016833-26

In the matter of: B, 148 WEBER ST E
KITCHENER ON N2H1C9

Between: 142-150 Weber St. Holdings Inc. Landlord

And

Adrian Simmons Tenant

142-150 Weber St. Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Adrian Simmons (the 'Tenant') because:

- the Landlord requires possession of the rental unit to convert the unit to a non-residential use.

This application was scheduled to be heard by videoconference on June 4, 2026.

The Landlord's Legal Representative Christine Stewart and the Tenant attended the hearing.

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 rather participate in a merit hearing.

The parties agreed:

1. The Landlord gave the Tenant an N13 notice of termination with the termination date of June 30, 2026. The Landlord claims vacant possession of the rental unit is required to convert it to a non-residential use.
2. The Landlord did not pay the Tenant compensation. The City issued an order.

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 June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.
4. On or before July 3, 2026, the Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before July 3, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 4, 2026, at 4.00% annually on the balance outstanding.

June 9, 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 December 31, 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.