



JAN 09, 2026

**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-072840-25

In the matter of: 203, 127 BELMONT DR
LONDON ON N6J4J7

Between: Rent London Inc. Landlord

And

Kristy Holden Tenant

Rent London Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Kristy Holden (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.

This application was heard by videoconference on December 16, 2025.

The Landlord's agent, Nasser Zabian, and the Tenant attended the hearing.

At the hearing, the parties requested an order on consent to resolve the application. I was satisfied that the parties voluntarily agreed to the terms and understood the consequences of the joint submission.

The parties agreed that:

1. The Tenant will refrain from engaging in any physical altercations with other individuals in or around the residential complex; and
2. The Tenant shall refrain from creating noise at a level which disturbs the reasonable enjoyment of other individuals in or around the residential complex.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

2. For a period of twelve months, commencing January 9, 2026, up to and including January 8, 2027, the Tenant shall:
 - a) not engage in any physical altercations with other individuals in or around the residential complex; and
 - b) not create noise at a level which disturbs the reasonable enjoyment of other individuals in or around the residential complex.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.
4. 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 March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.

January 9, 2026
Date Issued

Karen Gonçalves
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.