



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

File Number: LTB-L-078425-25

In the matter of: 1143 SOUTHDAL RD E
LONDON ON N6E1B3

Between: London and Middlesex Community Housing Landlord

And

Biktorina Bour Tenant

London and Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Biktorina Bour (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on December 15, 2025.

The Landlord's Legal Representative, Kelley O'Donnell and the Tenant's son, Diu Angok and the Tenant attended the hearing.

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

It is ordered on consent that:

1. For clarity purposes, this rental unit is located in row housing whereby the fire alarm systems are hardwired throughout each unit and connected to the other units.
2. The tenancy between the Landlord and the Tenant continues if the Tenant meets the condition set out below.
3. The Tenant shall ensure that her London Hydro Inc. account is paid regularly and kept current to ensure that the hydro is connected at all times.
4. If the Tenant fails to comply with the condition set out in paragraph 3 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (hereinafter referred to as 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 Board without notice to the Tenant.

5. The Tenant has paid the Landlord's application fee for this application and as such, no order shall be made regarding the fee.

January 7, 2026

Date Issued

Carrie Bertrand

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.