



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

File Number: LTB-L-055492-25

In the matter of: 221, 349 WHARNCLIFFE RD N
LONDON ON N6G2V3

Between: London and Middlesex Community Housing Landlord

And

Ryan Butler Tenant

London and Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Ryan Butler (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

This application was heard by videoconference on October 22, 2025.

The Landlord's Legal Representative Kelley O'Donnell and the Tenant Ryan Butler attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The Tenant shall not be abusive towards staff.
2. The Tenant shall not be aggressive towards staff.
3. The Tenant shall not cause damage to the rental unit or residential complex.
4. The Tenant shall not allow trespassed people into the unit or complex.
5. The Tenant shall not have overnight or long-term guests as a condition of their RGI agreement
6. The Tenant shall complete mudding and sanding for hole damage on a wall in the lounge, the Landlord will provide the supplies, to be completed by November 15, 2025.

7. Section 78 of the Residential Tenancies Act, 2006, S.O. 2006, c.17 applies to this Order. If the Tenant fails to adhere to the requirements in paragraphs 1 to 6 of this order, the Landlord may apply at no cost, and without notice to the Tenant, for an order to terminate the tenancy and evict the Tenant. The Landlord must make this application within 30 days of a breach of a condition set out in this Order. This applies for the 12-month period ending November 30, 2026.

January 12, 2026

Date Issued

Kyle Anderson

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.