



January 9, 2026

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

File Number: LTB-L-077370-25

In the matter of: 109, 200 BERKSHIRE DR
LONDON ON N6J3R9

Between: London and Middlesex Community Housing Landlord

And

Maria Tzavelas Tenant

London and Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Maria Tzavelas (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 December 16, 2025.

The Landlords Legal Representative Kelley O' Donnell and the Tenant and the Tenants Legal Representative Nazia Fahreen attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. If the tenant wants to make an application to transfer to another unit, the Landlord will consider it.
2. If requested by the Tenant CRW will attend maintenance for support for the tenant.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below for the period from December 16, 2025, to October 15, 2026.
2. The Tenant shall not cause any damage to common areas of the residential complex including but not limited to the lobby, lounge and exterior areas of the residential complex and the hallways.

3. The Tenant shall be polite and respectful in all communications to London Middlesex Housing staff and other Tenants.
4. The Tenant shall not intentionally block people from using the entrance or exit of the building lounge or laundry room.
5. The Tenant shall be adequately dressed while outside her unit at all times.
6. If the Tenant fails to comply with the conditions set out in paragraph #2 #3 #4 #5 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.

January 9, 2026
Date Issued

Jennifer Buckminster
Hearings 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.