



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-033671-25

In the matter of: 908, 500 GORDON AVE
LONDON ON N6J2V8

Between: Interrent Holdings Manager LP Landlord

And

Tim Ford Tenant

Interrent Holdings Manager LP (the 'Landlord') applied for an order to terminate the tenancy and evict Tim Ford (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

This application was heard by videoconference on December 12, 2024.

The Landlord was represented at the hearing by Daniel Abraham. The Tenant was represented by Allison Darling.

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.
2. Effective immediately and until May 7, 2026, the Tenant, or their guest(s), shall not:
 - a) engage in physical, verbal, threatening, or aggressive behaviour toward the Landlord, the Landlord's employees, agents, visitors, or any other residents of the residential complex
 - b) possess a firearm or any other weapon contrary to the Criminal Code of Canada
 - c) engage in any conduct or behaviour that constitutes a serious violation of a federal, provincial or municipal law
3. If the Tenant fails to comply with the conditions set out in paragraph 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 12, 2026

Date Issued

Bryan Delorenzi

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.