



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

File Number: LTB-L-080540-25

In the matter of: 404, 440 CLARKE RD
LONDON ON N5W6H1

Between: ZERIN DEVELOPMENT CORPORATION c/o Landlord
M. F. ARNSBY PROPERTY

And

CODY REGNIER Tenant

ZERIN DEVELOPMENT CORPORATION c/o M. F. ARNSBY PROPERTY (the 'Landlord') applied for an order to terminate the tenancy and evict CODY REGNIER (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

The application was scheduled to be heard by video conference on January 21, 2026. The Landlord was represented by Kundai Govereh. The Tenant was present, along with their support person, Mike Heaton. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Landlord served the Tenant with N5 Notices of Termination.
- b. The Tenant was in possession of the rental unit on the date the application was filed.
- c. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. The Tenant has agreed to pay the application filing fee on or before January 31, 2026.

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:

The Tenant, their guests and occupants shall not:

- loiter in the common areas of the residential complex without supervision from the Tenant
 - ride e-bikes, or bicycles indoors at the residential complex
 - smoke or burn any substance in the unit or on the residential complex
 - engage in any illicit activity in the unit or on the residential complex
 - cause any damage to the rental unit or residential complex.
 - compromise the security of the rental unit or residential complex -
 - create excessive noise in the unit or on residential complex.
 - the Tenant is required to supervise the departure of their guests to outside the building doors
 - the Tenant is required to call police and email or call the Superintendent when there is an unwanted guest. The Superintendent can be reached at: zerinplace@gmail.com or sheena.koebel@arnsby.com or call 226-456-4885.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, within the period of January 21, 2026, to January 31, 2027, 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.
 3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before January 31, 2026.
 4. If the Tenant does not pay the Landlord the full amount owing on or before February 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 1, 2026, at 4.00% annually on the balance outstanding.

January 30, 2026

Date Issued

Helen Giannini

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.