



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-043618-25

In the matter of: 2, 38-40 Alice Street
Waterford ON N0E1Y0

Between: Erin Speers Tenant

And

Tiero Melo
Nicole Melo
Tamara Dixon Landlords
Tabia Charles-Collins

Erin Speers (the 'Tenant') applied for an order determining that Tiero Melo, Nicole Melo, Tamara Dixon and Tabia Charles-Collins (the 'Landlords'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on January 28, 2026.

The Landlords' Legal representative, Lyndsay Dubois, the first two named Landlords, the Tenant, and the Tenant support person, Adrienne Ellefsen, attended the hearing.

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

The parties agree that:

1. The parties agreed to amend the address of the rental unit from unit 1, to unit 2.

It is ordered on consent that:

1. The Landlords shall abide by all rules and regulations in accordance with the *Residential Tenancies Act, 2006* (the 'Act').

January 29, 2026

Date Issued

Paula West Oreskovich

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.