



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-074769-25

In the matter of: 82 POPLAR CRES
AURORA ON L4G3L3

Between: MICHAEL BRETT Landlord

And

Athanasia Geronikolos Tenant

MICHAEL BRETT (the 'Landlord') applied for an order to terminate the tenancy and evict Athanasia Geronikolos (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 Landlord Michael Brett, Landlord's Legal Representative Ian Yates, Tenant Athanasia Geronikolos, and the Tenant's Legal Representative Ying Ngai Yu 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 permit full and unobstructed entry to the rental unit upon proper notice in accordance with the Residential Tenancies Act, 2006 (the "Act"). Notices of entry shall provide at least 24 hours' notice and shall identify the names and positions of the individuals entering, to the extent such information is known to the Landlord at the time the notice is given.
2. Section 78 of the Residential Tenancies Act, 2006, S.O. 2006, c.17 applies to this Order until April 14, 2026. If the Tenant fails to comply with the requirements in accordance with paragraph 1 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.
3. Where access to the master bedroom is required for maintenance or repair, the notice of entry shall expressly identify that the master bedroom will be accessed.
4. Service of notices of entry by email shall constitute valid service. Email service shall be done by a third party to be appointed at a later date.

5. The Landlord's realtor is permitted to enter the rental unit for the purpose of conducting showings, in accordance with the Act.
6. The Landlord and the Landlord's agents shall not touch or move the Tenant's personal property. The Tenant shall ensure that no personal items obstruct or interfere with required maintenance or repairs.
7. The Tenant shall be provided with at least 30 minutes' notice to remove their vehicle from the driveway to permit snow removal.
8. The Tenant shall ensure that all rooms and closets within the rental unit are accessible and viewable during showings.
9. When both parties are present at the rental unit, the Landlord and the Tenant shall maintain physical separation and shall not occupy the same room at the same time.

February 6, 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.