



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

File Number: LTB-L-086870-25

In the matter of: 205, 576 WOOLWICH ST
GUELPH ON N1H3Y3

Between: The Corporation of the County of Wellington Landlord

And

Panteles (Peter) Smyrneos Tenant

The Corporation of the County of Wellington (the 'Landlord') applied for an order to terminate the tenancy and evict Panteles (Peter) Smyrneos (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on February 3, 2026.

The Landlord's Agent, Lynne Johnson, and the Landlord's Representative, Peter Schroeder, were present. The Tenant attended with the Tenant's Support, Paula Zaludek.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that: the Landlord waives the \$186.00 application filing fee.

On consent of the parties, it is ordered that:

1. The Tenant shall ensure that neither they nor their occupants or guests substantially interfere with the Landlord's or any other tenants' reasonable enjoyment, or with any lawful right, privilege, or interest, for a period of thirty-six (36) months commencing on February 4, 2026, including:
 - a. Ensuring their dog is not left unattended and is kept on a leash at all times while in the common areas of the residential complex.

- b. Refraining from throwing or receiving thrown items through the unit's balcony, such as keys.
 - c. Refraining from making or causing excessive noise, including but not limited to yelling, screaming, loud bangs, slamming doors and walls, playing music or audio devices at high volumes.
 - d. Preventing high or excessive foot traffic to and from the unit.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.

February 13, 2026
Date Issued

Eno Ubia
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.