



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

File Number: LTB-L-086357-25

In the matter of: 228, 349 WHARNCLIFFE RD N
LONDON ON N6G2V3

Between: London & Middlesex Community Housing Landlord

And

Steven Luymes Tenant

London & Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Steven Luymes (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, Deven Richardson, and the Landlord's Representative, Kelly O'Donnell, were present. The Tenant attended with the Tenant's Support, Karen Burton.

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:

1. The Tenant has completed a referral for Restored Home/Extreme Clean and will actively participate in the service once it becomes available.
2. The Tenant is working with their health support, London Intercommunity Health Centre, to complete referrals for placement in more supportive housing.
3. The Tenant will prepare the rental unit for pest control treatment appointments by:

- a. Removing and properly disposing of any sharps (needles) in approved sharps containers.
 - b. Bagging all garbage within the unit; and
 - c. Requesting assistance for the removal of the garbage bags from the unit.
4. The Landlord collected a rent deposit of \$139.00 from the Tenant, and this deposit is still being held by the Landlord. Interest on the rent deposit has been paid from April 1, 2016, to the period ending December 31, 2024.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 1, 2026.

February 12, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on August 24, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.