



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084803-25

In the matter of: 4, 17 EMERY ST W
LONDON ON N6J1R3

Between: Maria Circelli Landlord

And

Patrick Molloy Tenant

Maria Circelli (the 'Landlord') applied for an order to terminate the tenancy and evict Patrick Molloy (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex used the rental unit or the residential complex in a manner that is inconsistent with use as a residential premises and that has caused or can be expected to cause significant damage.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

On February 19, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Carmen Dawdy, the Landlord, Frank Circelli, the Tenant's guest, Seth Molloy, and the Tenant participated in the meditation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. Seth Molloy is removed as a Tenant to the application.
- B. The Tenant's guest, Seth Molloy, will move out of the unit on or before April 19, 2026 and will not be an occupant of the rental unit effective April 20, 2026.

- C. The Tenant agrees that he will not permit Seth Molloy to reside nor occupy 17 Emery St W, Unit 4, London, Ontario N6J1R3 for a period of 12-months starting April 20, 2026 up to and including April 20, 2027.
- D. The Tenant agrees that he will not invite nor permit Seth Molloy to attend any part of the Landlord's residential complex; this includes 17 Emery St W, London, Ontario N6J1R3.

On consent of the parties, it is ordered that:

- 1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
- 2. For a period of 12-months starting April 20, 2026 up to and including April 20, 2027, the Tenant **shall not**:
 - a. Permit Seth Molloy to reside nor occupy 17 Emery St W, Unit 4, London, Ontario N6J1R3; and
 - b. Grant Seth Molloy access to the residential complex.
- 3. If the Tenant fails to comply with the conditions set out in paragraph 2 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 24, 2026
Date Issued

Monica Dairo
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.