



**Order under Section 69 / 88.1 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-101725-25

In the matter of: House, 4712 Cookman Crescent
Niagara Falls ON L3E1C2

Between: John I Partheniou Landlord
Sophia S Partheniou

And

Lindsey Amanda-Lee Barry Tenant
Christopher Rouse (co-signer)

John I Partheniou and Sophia S Partheniou (the 'Landlord') applied for an order to terminate the tenancy and evict Lindsey Amanda-Lee Barry and Christopher Rouse (co-signer) (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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.

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

John I Partheniou and Sophia S Partheniou (the 'Landlord') also applied for an order requiring Lindsey Amanda-Lee Barry and Christopher Rouse (co-signer) (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

John I Partheniou and Sophia S Partheniou (the 'Landlord') also applied for an order requiring Lindsey Amanda-Lee Barry and Christopher Rouse (co-signer) (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on March 9, 2026.

The Landlord and the Tenant attended the hearing.

1. At the hearing, the Landlord sought to withdraw the application and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

March 18, 2026
Date Issued

Allana McComb
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.