



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006122-26

In the matter of: 702, 155 KING ST E
OSHAWA ON L1H7T8

Between: Durham Regional Local Housing Corporation Landlord

And

Constantin Fantopoulos Tenant

Durham Regional Local Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Constantin Fantopoulos (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

Mediation was held on April 24, 2026. The following parties participated in the mediation: The Landlord's representative, Lindsay Whitehouse, the Landlord's agent, Jackie Quinn, the Tenant's support, Reghav Maini and the Tenant, Constantin Fantopoulos.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

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.
 - (a) For a period of 18 months starting April 24, 2026 to October 23, 2027 inclusive, the Tenant, the Tenant's guests or occupants of the unit shall not engage in further behaviours as detailed in the originating N5 notice to terminate the tenancy.
 - (b) For a period of 18 months starting April 24, 2026 to October 23, 2027 inclusive, the Tenant, the Tenant's guests or other occupants of the rental unit shall not post or leaving negative or inappropriate notes in common areas of the residential complex, including notes relating to the sale of cigarettes
 - (c) For a period of 18 months starting April 24, 2026 to October 23, 2027 inclusive, the Tenant, the Tenant's guests or other occupants of the rental unit shall not create excessive or persistent noise, including by banging on walls.

- (d) For a period of 18 months starting April 24, 2026 to October 23, 2027 inclusive, the Tenant, the Tenant's guests or other occupants of the rental unit shall not involve themselves in other tenants' private affairs in the absence of a legitimate safety concern
 - (e) For a period of 18 months starting April 24, 2026 to October 23, 2027 inclusive, the Tenant, the Tenant's guests or other occupants of the rental unit shall not use disparaging, harassing, or inappropriate language toward or about other tenants and staff of the residential complex whether in person or by telephone/writing
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 Tenants. 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.
 3. On or before July 31, 2026, the Tenant shall pay the application filing fee of \$186.00 to the Landlord.
 4. Should the Tenant fail to make the payment listed in paragraph 3 in full and on time, the remaining outstanding balance shall become due and payable forthwith under this Order. The Tenants will start to owe simple interest calculated at 4.00% annually on the balance outstanding starting the date after the missed payment date. The Landlord has the right to collect the balance outstanding under this Order.
 5. This Order on Consent is in full and final settlement of this application.

April 27, 2026
Date Issued

Ryan Gacnik
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.