



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-002748-26

In the matter of: UNIT 7, 145 BASE LINE RD W
LONDON ON N6J1V6

Between: 1000915350 Ontario Inc Landlord

And

THOMAS ADCOE Tenant
MEGAN LILKE

1000915350 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict THOMAS ADCOE and MEGAN LILKE (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

This application was heard by videoconference on April 28, 2026. Before the start of the hearing the Landlord's Representative, Nathalie De Rechter, the Landlord's Agent, Callista Tryon, and the Tenant, Thomas Adcoe, advised that the parties had reached an agreement. Thomas Adcoe had authorization to consent on behalf of all Tenants.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. The Landlord is waiving claim to the application fee from the Tenant, on the condition that the Tenant does not breach the conditions set out below.

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. The Tenant shall not deny, obstruct, interfere with or frustrate the Landlord's lawful right of entry where notice is provided in accordance with the *Residential Tenancies Act, 2006*, or where entry is otherwise lawful.

3. The Tenant shall provide access to the rental unit for maintenance, repairs, inspections, safety checks, and other lawful purposes upon proper notice.
4. The Tenant shall ensure the Landlord has and maintains a working key or lawful means of access to the rental unit and shall not interfere with any lawful lock change or re-keying process where a replacement key is provided to the Tenants.
5. The Tenant shall not obstruct or interfere with any fire, safety, insurance, maintenance or property inspection by the Landlord or applicable obligations.
6. The Tenant shall not place, install store or permit any storage container, trailer, structure, or similar item anywhere on the residential complex or premises without the Landlord's prior written consent.
7. If the Tenant fails to comply with the conditions set out in paragraph 2, 3, 4,5 and 6 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.

May 15, 2026
Date Issued

Sumathi Dhanapal
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.