



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010759-26

In the matter of: 1002, 21 TICHESTER RD
YORK ON M5P1P3

Between: Beaux Properties Management Company Landlord

And

Nicholas Banerd Tenant

Beaux Properties Management Company (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Nicholas Banerd (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.

The application was scheduled to be heard by video conference on May 19, 2026. David Ciobotaru, Licenced Paralegal, represented the Landlord. Athena Metaxas, the Landlord's agent, was in attendance. The Tenant attended and was self-represented.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. For the period ending February 1, 2027, the Tenant shall not have more than 3 parcels in the hallway outside his door on any given day, and the Tenant shall remove their parcel(s) from the hallway within 6 hours of the parcel(s) being delivered.
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 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.

3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing of \$186.00 on or before July 19, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 20, 2026 at 4.00% annually on the balance outstanding.

May 22, 2026
Date Issued

Joanne Lolato
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.