



Order under Section 31 of the Residential Tenancies Act, 2006

File Number: LTB-T-060586-24-HR

In the matter of: Upper suite, 52 Brookmount Rd
Toronto, ON M4L3N2

Between: Kevin Burke and Jessica Wright Tenants

and

Matthew Haldoupis and Joanne Haldoupis Landlords

HEARING ORDER ON CONSENT

Kevin Burke and Jessica Wright (the 'Tenants') applied in a T2/T6 application seeking an order determining that Matthew Haldoupis and Joanne Haldoupis (the 'Landlords'):

- entered the rental unit illegally;
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household;
- harassed, obstructed, coerced, threatened or interfered with the Tenants;
- withheld or interfered with their vital services or care services and meals in a care home; and
- did not repair or maintain the residential complex or comply with health, safety, housing and maintenance standards.

This application was heard by videoconference on December 9, 2025. The Tenant Kevin Burke attended on behalf of both Tenants. The Landlord Matthew Haldoupis attended on behalf of both Landlords, along with their legal representative Eric Steiman (paralegal).

The parties mutually agreed to resolve all matters in issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The parties agree the T2/T6 application shall be resolved by a payment of \$500.00 from the Landlords to the Tenants, due within 11 days (on or by January 25, 2026).

2. If the Landlords do not pay the full amount owing on or before January 25, 2026, the Landlords will start to owe interest. This will be simple interest calculated from January 26, 2026 at 4.00% on the balance outstanding.
3. The Tenants have the right, at any time, to collect the full amount owing or any balance outstanding under this order.
4. The parties agree that this consent order represents a full and final resolution to the T2/T6 application and all issues between them relating to the tenancy.

January 14, 2026
Date Issued

Michelle Tan

Vice Chair, 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.