



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-087408-25

In the matter of: Upper Unit, 211 WELLAND ST
PORT COLBORNE ON L3K1V4

Between: Peter Kouretsos Landlord

And

Patrick Smith Tenants
Nicole Patterson

Peter Kouretsos (the 'Landlord') applied for an order to terminate the tenancy and evict Patrick Smith and Nicole Patterson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by videoconference on January 8, 2026. The Landlord Peter Kouretsos, the Landlord's agent Irene Kosmas, the Tenants Patrick Smith and Nicole Patterson, and support worker from Port Cares Cassandra Fairchild participated in mediation. The Tenants also consulted with Tenant Duty Counsel prior to the mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

Agreed facts:

1. The Landlord agrees to waive any rental arrears for the month of August 2025.
2. The total remaining arrears from September 1, 2025, to January 31, 2026, are \$4,300.00.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Tenants may provide the Landlord with any evidence that they have paid more than \$700.00 in rent between September 1, 2025, and January 8, 2026. With satisfactory evidence, the Landlord shall reduce the arrears accordingly.
5. The Tenants will request that ODSP pay any future rents directly to the Landlord.
6. The Tenants will also appoint Port Cares as ODSP Trustee to facilitate future rent and arrear payments.

On consent it is ordered that:

1. The total arrears owing to the Landlord up to January 31, 2026, including the application filing fee of \$186.00, are \$4,486.00.
2. Starting March 1st, 2026, for a period of 14 consecutive months, the Tenants shall make monthly payments of \$300.00 to the Landlord due on or before the 1st day of every month. The Tenants shall make one last payment of \$286.00 due on or before the 1st of the 15th month (May 1, 2027).
3. Starting February 1, 2026, the Tenants shall pay the lawful monthly rent that becomes due while the arrears are outstanding no later than the first day of the month for which the rent is due.
4. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 15, 2026

Date Issued

Isabelle Bouvier

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.