



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-085770-25-SA

In the matter of: 2017, 2575 DANFORTH AVE
TORONTO ON M4C1L5

Between: Victoria Wood (Main Square) Inc. Landlord

And

Nick Lagoudakis Tenant

Victoria Wood (Main Square) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Nick Lagoudakis (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on April 14, 2025 with respect to application LTB-L-059872-24-RV.

The Landlord's application was resolved by order LTB-L-085770-25, issued on October 21, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-085770-25.

This motion was heard by videoconference on January 12, 2026.

The Landlord's Legal Representative, F. McGregor, the Tenant's Legal Representative, Brittany-Rose Ward, and the Tenant attended the hearing. The Tenant was supported by Toula Koromias.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-085770-25, issued on October 21, 2025, is granted.
2. Order LTB-L-085770-25, issued on October 21, 2025, is set aside and cannot be enforced.
3. The Tenant shall pay to the Landlord \$324.00 for enforcement fees incurred on or before February 1, 2026.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the 1st day of each month for the period of February 1, 2026 to July 31, 2027.

5. If the Tenant fails to make any one of the payments in accordance with this order, the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant.

January 16, 2026
Date Issued

Lisa Del Vecchio
Member, 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.