



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-080785-24

In the matter of: 80 WIGMORE DR
NORTH YORK ON M4A2E8

Between: Gary Roach Tenant

And

Paul Mastorakos Landlords
Stella Mastorakos

Gary Roach (the 'Tenant') applied for an order determining that Paul Mastorakos and Stella Mastorakos (the 'Landlords'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on January 13, 2026.

The Tenant and their legal representatives, Denise Wilches and Kayla Boutilier, and the Landlords and their legal representative, Trevor Sands, attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Landlords shall pay the Tenant \$6,000.00 on or before January 26, 2026.
2. If the Landlord does not pay the Tenant the full amount owing by January 26, 2026 the Landlord will owe interest. This will be simple interest calculated from January 27, 2026 at 4.00% annually on the balance outstanding.
3. Payment shall be made by e-transfer to garyroach59@hotmail.com.

4. This agreement resolves all issues relating to the tenancy.

January 21, 2026

Date Issued

Dawn Carr

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.