



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-079048-25

In the matter of: Apartment, 523 Garner Rd E
Ancaster ON L9G 3K9

Between: 874610 Ontario Inc Landlord

And

Emmanuel William Perakis Tenant

874610 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Emmanuel William Perakis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 7, 2026. The Landlord's Agent, Gagan Smith and the Tenant, Emmanuel William Perakis attended the Hearing. The Tenant sought legal advice prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,250.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$41.10. This amount is calculated as follows: $\$1,250.00 \times 12$, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to are \$7,678.57.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$1,250.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$7,864.57 which represents arrears of rent (\$7,678.57) plus the application filing fee (\$186.00) for the period ending January 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - An initial payment of \$364.57 to be paid on or before January 19, 2026.
 - \$750.00 on or before the 1st day of each month starting on February 1, 2026, and continuing each month until November 1, 2026 (10 months).
3. The Tenant shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting February 1, 2026, and continuing each month until November 1, 2027, or until the arrears are paid in full whichever date earliest.
4. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 and 3 of 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 and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 22, 2026
Date Issued

Pauline Brewster
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.