



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

File Number: LTB-L-090776-25

In the matter of: 414, 195 REXLEIGH DR
EAST YORK ON M4B2N8

Between: Glenleigh Holdings c/o Advent Property Management Services Landlord

And

Vasiliki Adamopoulos Tenant

Glenleigh Holdings c/o Advent Property Management Services (the 'Landlord') applied for an order to terminate the tenancy and evict Vasiliki Adamopoulos (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard by video conference on January 15, 2026.

Before the start of the hearing the Landlord's legal representative Marie Galevski and the Tenant Vasiliki Adamopoulos engaged in private settlement discussions and advised that the parties had reached an agreement. The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application. Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed:

1. The total arrears of rent owing up to January 31, 2026, including the \$186.00 application filing are \$15,154.79.
2. The current monthly rent is \$1,638.47 and is payable on the 1st day of the month. Daily rent is \$53.87 which is calculated as follows: \$1,638.47 x 12 months /365 days.
3. The tenancy will terminate on March 31, 2026, on a non-voidable basis and subject to standard enforcement provisions.
4. The Landlord collected a rent deposit of \$1,395.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit shall be applied to the last rental period of the tenancy.

5. Interest on the rent deposit, in the amount of \$290.68 is owing to the Tenant for the period from November 1, 2013, to January 15, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 1, 2026.
4. The Tenant shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application. The amount of the rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
5. As of the date of the hearing, the Tenant owes the Landlord \$12,638.69. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$53.87 per day for the use of the unit starting January 16, 2026, to the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.

January 21, 2026

Date Issued

Diego Fernandez-Stoll

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on October 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To January 15, 2026	\$14,138.37
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	-\$1,395.00
Less the amount of the interest on the last month's rent deposit	-\$290.68
Total amount owing to the Landlord	\$12,638.69
Plus daily compensation owing for each day of occupation starting January 16, 2026	\$53.87 (per day)