



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-078592-25

In the matter of: 1719 HIGHWAY 2
COURTICE ON L1E2R5

Between: Robert Owen Holdings Limited Landlord

and

Nicolas Aivaliotic Tenant

Robert Owen Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Nicolas Aivaliotic (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant (N5)
- the Tenant has been persistently late in paying the Tenant's rent (N8)

This application was scheduled to be heard by videoconference on February 4, 2026. Instead, the Landlord's Legal Representative Emilio Vaiano and the Tenant's Legal Representative Joshua Tunney engaged in private settlement discussions.

Parties reached an agreement and requested an order on consent to resolve the application.

The parties agreed that:

1. The N5 portion of the application is withdrawn.
2. The lawful monthly rent increased to \$1,793.75 December 15, 2025.
3. There are arrears of \$87.50 stemming from the rent increase.

On consent of the parties, it is ordered that:

4. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
5. The Tenant shall pay to the Landlord \$87.50 on or before February 11, 2026.
6. The Tenant shall pay the full lawful monthly rent on or before the 15th day of each month for 24 months, beginning February 2026 up to and including January 2028.
7. If the Tenant fails to comply with the conditions set out in paragraph 5 or 6 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act')

for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

February 9, 2026

Date Issued

Lindsay Phomin

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.