



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

File Number: LTB-L-106943-25

In the matter of: 104, 1000 O'CONNOR DR
EAST YORK ON M4B2T3

Between: Androulla Constantinou Landlord

And

Shania Alexander Tenant

Androulla Constantinou (the 'Landlord') applied for an order to terminate the tenancy and evict Shania Alexander (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on February 3, 2026.

The Landlord attended with the Landlord's Representative, Christine Stewart. The Tenant was present.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the condition set out below:
 - a. The Tenant shall pay the Landlord the monthly rent due on or before the 1st day of the month for a period of 12-month period commencing March 2026 to February 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.
3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.

4. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.

February 10, 2026

Date Issued

Eno Ubia

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.