



Order under Section 69 / 89 Residential Tenancies Act, 2006

Citation: 75 Cosburn Apts. v Mandavrako, 2026 ONLTB 16325

Date: 2026-02-23

File Number: LTB-L-094332-25

In the matter of: 704, 75 COSBURN AVE
EAST YORK ON M4K2G1

Between: 75 Cosburn Apts. Landlord

And

Evangelos Mandavrako Tenant

75 Cosburn Apts. (the 'Landlord') applied for an order to terminate the tenancy and evict Angelo Mandavrako (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.

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

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on January 29, 2026.

Only the Landlord's agent, K. Bucan, attended the hearing.

After the matter was already heard, the Tenant's power of attorney, W. Gouzelis, logged on to the hearing.

1. The Landlord failed to file a notice of termination or a certificate of service with their application.
2. The Landlord's agent was informed that they would not be able to proceed for eviction on this application.

3. Since the Landlord did not wish to proceed for monetary damages only, the Landlord sought to withdraw the application and I consented to the request.
4. The application having been withdrawn, the LTB's file is closed.

February 23, 2026
Date Issued

Nancy Morris
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.