



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

File Number: LTB-L-080888-25

In the matter of: Basement, 93 RISEBROUGH CIRCT
MARKHAM ON L3R3C7

Between: Garry Siskos For the Estate of Peter Siskos Landlord
aka Peter Siskopoulos

And

Orlando Skeete Tenant

Garry Siskos For the Estate of Peter Siskos aka Peter Siskopoulos (the 'Landlord') applied for an order to terminate the tenancy and evict Orlando Skeete (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The parties attended a hearing on January 27, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Peter Swales, the Landlords' Agents, Garry Siskos, Elizabeth Papadopoulos, Theodore Papadopoulos, the Tenant's Legal Representative, Benjamin Hognestad and the Tenant were present.

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.

The parties agreed that:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. On August 1, 2025, the Landlord gave the Tenant an N12 notice of termination with the termination date of October 31, 2025.
3. The Landlord has compensated the Tenant an amount equal to one month's rent by October 31, 2025.
4. There is no last month's rent deposit.

5. The Landlord waived the arrears of rent owing to January 31, 2026.
6. The parties agreed to the termination date effective September 30, 2026.
7. The Landlord waives the monthly rent for the rental period February 1, 2026, to September 30, 2026.
8. This order resolves all issues with respect to the tenancy up to the date of the hearing.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before September 30, 2026.
2. If the unit is not vacated on or before September 30, 2026, then starting October 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 October 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$32.88 per day for the use of the unit starting October 1, 2026, until the date the Tenant moves out of the unit.

February 27, 2026
Date Issued

Roxanne Theriault
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, part of this order relating to the eviction of the Tenant expires on April 1, 2027, 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.