



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

File Number: LTB-L-004278-26

In the matter of: 101, 1000 O'CONNOR DR
EAST YORK ON M4B2T3

Between: Androulla Constantinou Landlord

And

Sterlin Alexander Tenant

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

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

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

The application was heard by videoconference on March 3, 2026. The Landlord's legal representative Christine Stewart, the Landlord's agent Gus Constantinou, and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. 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.

On consent of the parties, it is ordered that:

L1 Application

1. The Tenant shall pay to the Landlord \$1,651.00 which represents arrears of rent (\$1,465.00) plus the application filing fee (\$186.00) for the period ending March 31, 2026.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - Payments of \$200.00 on or before the 15th day of each month starting on March 15, 2026, and continuing each month until October 15, 2026; and
 - a final payment of \$51.00 on or before November 15, 2026.
3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period April 1, 2026 to November 1, 2026 or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with paragraphs 2, or 3 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

L2 Application – Persistent Late Payment of Rent

5. The Tenant shall pay to the Landlord the monthly rent on time and in full as it comes due and owing for the period of, and including April 1, 2026, **to November 1, 2027**.
6. If the Tenant fails to comply with the condition set out in paragraph 5 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.

March 5, 2026
Date Issued

Sandra Sabourin
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.