



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

File Number: LTB-L-096601-25

In the matter of: 1406, 1350 YORK MILLS RD
NORTH YORK ON M3A 2A1

Between: GEORGE KOUFAKIS
NIKI KOUFAKIS
ELIAS KOUFAKIS
Landlords

And

THE ESTATE OF KERRY BEGGS
TAMMY STANSFORD
SHAWN STANSFORD
Tenants

As Tenant, Kerry Beggs, passed away November 2024, this application is amended to identify this Tenant as The Estate of Kerry Beggs. Tammy Stansford and Shawn Stansford are added as Tenants to this application.

KOUFAKIS, NIKI KOUFAKIS and ELIAS KOUFAKIS (the 'Landlords') applied for an order to terminate the tenancy and evict THE ESTATE OF KERRY BEGGS AND TAMMY STANSFORD AND SHAWN STANSFORD (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has willfully or negligently caused damage to the premises.
- the Tenants or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

This application was scheduled for a merits hearing, via video conference, on March 5, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. Tammy Stansford and Shawn Stansford attended on behalf of the Tenants and consulted with Tenant Duty Counsel prior to mediation. George and Debbis Koufakis participated on behalf of the Landlords.

The parties agreed to resolve the issues in the Landlords' application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. As Tenant, Kerry Beggs, passed away in November 2024, the parties agreed that the Landlords were aware that Tammy Stansford occupied the rental unit and was responsible for paying the monthly rent. As she meets the definition of a Tenant as per the RTA, she is added as a Tenant to this application.
- b. The parties agreed to add Shawn Stansford as a Tenant to this application.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before March 31, 2026.
2. **If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlords 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 Landlords on or after April 1, 2026.**
4. If the rental unit has not been vacated on or before March 31, 2026, the Landlords may also collect a per diem rate of \$82.19 (based on \$2 500.00 per month X 12 months / 365 days) for use of the unit starting April 1, 2026 to the day the Tenants vacate the unit.
5. The last month's rent deposit shall be applied to the period March 1 – 31, 2026.
6. Provided vacant possession is given to the Landlords on or before March 31, 2026, then the Landlords shall waive all outstanding rent arrears up to and including March 31, 2026 and shall waive the application filing fee.
7. If and when vacant possession of the rental unit is not given to the Landlords on or before March 31, 2026, then the rent arrears and the application filing fee will not be waived and the Landlord reserves the right to file an arrears application.
8. Vacant possession is considered to be given to the Landlords on the date the Tenants give the rental unit keys to the condo property managers office. The Tenants shall text the Landlords once this has occurred.

March 16, 2026
Date Issued

Susan Parsons

Hearings Officer, Landlord and Tenant Board

In accordance with Section 81 of the Act, the part of this Order relating to the eviction expires on October 1, 2026 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.