



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

File Number: LTB-L-001063-26

In the matter of: Basement, 130 SACKVILLE ST
TORONTO ON M5A3E7

Between: Pergos Developments Landlord

And

Simeon Cooper Tenant

Pergos Developments (the 'Landlord') applied for an order to terminate the tenancy and evict Simeon Cooper (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 11, 2026.

The Landlord, Nick Anagnostopoulos, and the Tenant participated in mediation and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. The rent is due on the 15th day of each month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,186.00 for arrears of rent up to March 14, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - i) \$1,000.00 by April 30, 2026;
 - ii) \$1,000.00 per month, for 6 consecutive months, by the last day of each month, from May 31, 2026 to October 31, 2026; and
 - iii) \$186.00 by November 30, 2026.

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing, by the 15th day of each month, for the period March 15, 2026 to November 15, 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 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 14, 2026.

March 17, 2026
Date Issued

Janice Campbell
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.