



Order under Section 69 Residential Tenancies Act, 2006

Citation: Chrysostomou v KOVACS-BRIGGS, 2026 ONLTB 27236

Date: 2026-04-07

File Number: LTB-L-006051-26

In the matter of: BASEMENT, 1915 ROSEBANK ROAD
Pickering ON L1V1P7

Between: Sophie Chrysostomou Landlords
PANAYOTE (PETER) GLEZAKOS

And

JUDIT KOVACS-BRIGGS Tenant

Sophie Chrysostomou and PANAYOTE (PETER) GLEZAKOS (the 'Landlords') applied for an order to terminate the tenancy and evict JUDIT KOVACS-BRIGGS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 26, 2026.

The Landlords and the Tenant attended the hearing. The Tenant requested to speak to Tenant Duty Counsel prior to the start of this proceeding, however Duty Counsel was not available prior to the start of this proceeding.

Determinations:

1. The Landlords served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,500.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$49.32. This amount is calculated as follows: \$1,500.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 31, 2026, are \$9,900.00.

7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$1,500.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. I have considered all the disclosed circumstances in accordance with subsection 83(2) of the Act and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
10. The Landlords submitted that the Landlords had attempted to work out a payment plan to no avail, since the application was filed. Moreover, based on the Tenant's evidence, I am not satisfied that a payment plan would be appropriate because the tenancy does not appear to be viable given the Tenant's current life circumstances, current employment status, income sources and monthly expenses. The Tenant would not be able to cover the monthly rent, his expenses, let alone the arrears. The Tenant acknowledged the tenancy is not viable giving her current income sources.
11. The Tenant further requested an extended eviction of one to two months, which would allow the Tenant time to secure alternative housing or to secure income/funds to pay the arrears owing.
12. The Landlords testified that given the nature of the arrears, the history of non-payment of rent from the Tenant and the financial prejudice to the Landlords to meet the financial obligations of the rental complex, the Landlords was seeking a standard eviction order.
13. With respect to the Tenant's request for an extended eviction, I find the Tenant's inability to pay rent would result in further prejudice to the Landlords and given the amount of arrears and the monthly financial deficit of the Tenant, I do not find it appropriate to grant relief from eviction. As a result, I have terminated the tenancy on the terms set out below.
14. This order contains all the reasons for decisions within it. No further reasons shall be issued.

It is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlords or to the LTB in trust:**
 - \$11,586.00 if the payment is made on or before April 18, 2026. See Schedule 1 for the calculation of the amount owing.

3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after April 18, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before April 18, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlords \$8,368.32. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlords owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlords compensation of \$49.32 per day for the use of the unit starting March 27, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlords the full amount owing on or before April 18, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 19, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 18, 2026, then starting April 19, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 19, 2026.

April 7, 2026
Date Issued

Panagiotis P. Roupas
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 19, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 18, 2026

Rent Owing To April 30, 2026	\$11,400.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$11,586.00

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$9,682.32
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,500.00
Total amount owing to the Landlords	\$8,368.32
Plus daily compensation owing for each day of occupation starting March 27, 2026	\$49.32 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	