



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

File Number: LTB-L-008257-26

In the matter of: 209, 75 COSBURN AVE
EAST YORK ON M4K2G1

Between: 75 Cosburn Apts. Landlord

And

Manolis Bakouris Tenant

75 Cosburn Apts. (the 'Landlord') applied for an order to terminate the tenancy and evict Manolis Bakouris (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 2, 2026.

The Landlord's agent, Kathy Bucan, Member Hatzantonis as Greek Interpreter, and the Tenant attended the hearing.

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 consequences of the joint submission.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$1,845.00 for arrears of rent up to April 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - On or before April 6, 2026, the Tenant shall pay to the Landlord \$1,845.00.

3. 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 April 30, 2026.

April 9, 2026
Date Issued

Teresa Hunt
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.