



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

File Number: LTB-L-012194-26

In the matter of: Main, 434B MIDLAND AVE
Toronto ON M1N 4A5

Between: Diana Tennyson Landlord

and

Helen Ilidromitis Tenant
Peter Lycargiris
Stavros Lycargiris
Michael Lykargyris

Diana Tennyson (the 'Landlord') applied for an order to terminate the tenancy and evict Helen Ilidromitis, Peter Lycargiris, Stavros Lycargiris and Michael Lykargyris (the 'Tenant') because the Tenant did not pay the rent that the Tenant owe.

The parties attended a hearing scheduled on April 15, 2026 by videoconference.

The Landlord, the Landlord's Representative Oleg Chernyakhovsky, and Tenant Helen Ilidromitis, who had authorization to consent on behalf of the other Tenants, engaged in private settlement discussions. The Parties advised that they reached an agreement. At the meeting with Dispute Resolution Officer (DRO) Denise Hannivan, the parties then engaged in mediation. Tenant Helen Ilidromitis did not receive legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent is \$4,500.00. It is due on the 8th day of each month.
- 2) The Tenant have paid \$10,000.00 to the Landlord since the application was filed.

- 3) The rent arrears owing to May 7, 2026 are \$9,000.00.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 5) By September 8, 2026 or as soon as the rent arrears are fully paid, whichever date is earliest, the rent will once again be due in full on before the 8th day of each month.

It is ordered on consent of the parties that:

1. The Tenants shall pay to the Landlord \$9,186.00. This amount includes rent arrears and costs owing up to May 7, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
May 8, 2026	\$1,500.00
June 5, 2026	\$1,500.00
July 3, 2026	\$1,500.00
July 31, 2026	\$1,500.00
August 7, 2026	\$1,500.00
August 14, 2026	\$1,686.00

3. The Tenants shall also pay to the Landlord new rent of \$4,500.00 per rental period in full and on time for the period May 8, 2026 to August 8, 2026, or until the arrears have been paid in full, whichever date is earliest, in accordance with the following schedule:

Rental Period	Date Payment Due	Amount of Payment
May 8 to June 7, 2026	April 17, 2026	\$1,500.00
	April 24, 2026	\$1,500.00
	May 1, 2026	\$1,500.00
June 8 to July 7, 2026	May 15, 2026	\$1,500.00
	May 22, 2026	\$1,500.00
	May 29, 2026	\$1,500.00
July 8 to August 7, 2026	June 12, 2026	\$1,500.00
	June 19, 2026	\$1,500.00
	June 26, 2026	\$1,500.00
August 8, to September 7, 2026	July 10, 2026	\$1,500.00
	July 17, 2026	\$1,500.00
	July 24, 2026	\$1,500.00

4. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after May 7, 2026.
5. This order on consent is in full and final settlement of this application.

April 21, 2026
Date Issued

Denise Hannivan
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.