



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-009681-26

In the matter of: 303, 859 KENNEDY RD
SCARBOROUGH ON M1K2E3

Between: Alto Properties Inc Landlord

And

Giorgio Gialousakis Tenants
Christina Gialousakis

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Alto Properties Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Giorgio Gialousakis and Christina Gialousakis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing by video conference on April 9, 2026. The Landlord and the Landlord's Legal Representative, Jeff Shabes, were present. Also in attendance were the Tenant, Giorgio Gialousakis, who appeared on behalf of both Tenants, and his support person, Alanna Schweitzer from EPIC.

The parties reached a consent agreement and requested that Dispute Resolution Officer (DRO) Felicia Puscalau assist in finalizing the terms and issuing an Order on consent to resolve all matters raised in the application. After reviewing the terms of the agreement with the parties, I am satisfied that they fully understand the agreement and the consequences of providing their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$5,814.45** 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:

AMOUNT DUE	DUE DATE
\$500.00	On or before April 23 rd , 2026
\$500.00	On or before May 15 th , 2026

\$4,814.45	On or before June 9 th , 2026
------------	--

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period starting **May 1, 2026, to June 1, 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 **April 30, 2026**.

April 20, 2026
Date Issued

 Felicia Puscalau
 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.