



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-021206-26

In the matter of: 4a, 6 GEORGE ST W
STRATFORD ON N5A1A5

Between: Nick Giannakopoulos Landlord

And

Paula Adriano Tenant

Nick Giannakopoulos (the 'Landlord') applied for an order to terminate the tenancy and evict Paula Adriano (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 24, 2026. The parties requested mediation with the assistance of a Dispute Resolution Officer through the Landlord and Tenant Board online portal.

The Landlord's Representative, Kimberly Binder and the Tenant, Paula Adriano attended the mediation. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Parties agreed the arrears are calculated up to May 14, 2026. The Tenant will pay the daily compensation rate of rent $\$2,025.00 \times 12 / 365 = \66.57 per day for the rental period of May 15, 2026, to May 31, 2026, for a total of \$1,065.12. As of June 1, 2026, the lawful monthly rent return to being due and owing on the first day of the month.
2. The parties agreed the Tenant will pay the Landlord the \$1,065.12 on May 1, 2026.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$11,599.90 for arrears of rent up to May 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:
 - a) On or before June 1, 2026, and every 1st day of the month for 28 payments up to and including September 1, 2028, \$400.00.

- b) On or before October 1, 2028, \$399.90.
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 June 1, 2026 to September 30, 2028, or until the arrears are paid in full, whichever date is earliest.
- a) And, the Tenant shall also pay the Landlord, \$1,065.12 for the use of the rental unit from May 15, 2026 to May 31, 2026.
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 May 14, 2026.

April 29, 2026
Date Issued

Tanya Speedie
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.