



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

**File Number:** LTB-L-004856-26

**In the matter of:** 316 WATERLOO AVE  
GUELPH ON N1H3J8

**Between:** Sebastian Sambor Landlord

**And**

Elizabeth Thompson Tenant  
Greg Chevarie  
Alyssa Thompson-Moore  
Tristan Litt

Sebastian Sambor (the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth Thompson, Greg Chevarie, Alyssa Thompson-Moore and Tristan Litt (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenants

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Sebastian Sambor (the 'Landlord') also applied for an order requiring Elizabeth Thompson, Greg Chevarie, Alyssa Thompson-Moore and Tristan Litt (the 'Tenants') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

Sebastian Sambor (the 'Landlord') also applied for an order requiring Elizabeth Thompson, Greg Chevarie, Alyssa Thompson-Moore and Tristan Litt (the 'Tenants') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenants permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on April 27, 2026 at 09:00 am.

The Landlord Representative Daria Berezowska and the Tenant Elizabeth Thompson attended the hearing.

**Agreed facts:**

1. The total amount of unpaid utilities, including costs, owing up to April 30, 2026 is \$6,718.69

**On consent of the parties, it is ordered that:**

2. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
3. The Tenants shall pay \$6,718.69 according to the following schedule:
  - a. On or before the 20th day of each month commencing May 20, 2026 and continuing until August 20, 2027 - \$400.00; and
  - b. On or before September 20, 2027 - \$318.69.
4. If the Tenants fail to comply with the conditions set out in paragraph 3 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

**May 6, 2026**  
**Date Issued**

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Kelly Delaney  
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.