



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: 65/75 HALSEY INC. v STAVRAKOUKAS, 2026 ONLTB 34055

Date: 2026-04-30

File Number: LTB-L-000139-26-RV

In the matter of: 207, 65 HALSEY AVE
EAST YORK ON M4B1A7

Between: 65/75 HALSEY INC.

Landlord

And

GEORGE STAVRAKOUKAS
EVENIA STAVROKOUKAS

Tenants

Review Order

65/75 HALSEY INC. (the 'Landlord') applied for an order to terminate the tenancy and evict GEORGE STAVRAKOUKAS and EVENIA STAVROKOUKAS (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-000139-26 issued on March 26, 2026. A hearing was held on March 19, 2026 and the Tenant GEORGE STAVRAKOUKAS attended the hearing.

On April 24, 2026, the Tenant GEORGE STAVRAKOUKAS requested a review of the order.

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the materials in the LTB's file as well as the audio recording for this hearing.

Determinations:

1. In the review request, the Tenant asserts that the March 26, 2026 order contains a serious error. Specifically, the Tenant claims that the presiding Member did not conduct a procedurally fair hearing which resulted in inaccurate mathematical calculations.
2. I have reviewed the application record and I have listened to the March 19, 2026 hearing recording.
3. For completeness, I note that an amended order was issued by the presiding Member on April 27, 2026 to correct a clerical error related to the length of the payment plan. This was not part of the review request.
4. The hearing recording confirms the Tenant exercised his right to participate at the hearing. He led evidence, provided submissions and challenged the Landlord's

evidence. The issue of the ledger was covered in great detail and the order issued, subject to this request, provides a complete and correct analysis of the arrears owing by the Tenant.

5. Paragraph 9 of the order states that the presiding Member considered all submissions related to the arrears owed by the Tenant.
6. Both the hearing recording and the March 26, 2026 order support the proposition that the Tenant participated at the hearing and the arrears calculations were based on the submissions of the parties with the final amount aligning with the evidence considered by the Member.
7. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings or that the Tenants were not reasonably able to participate in the proceeding.
8. The Tenant's review request is denied.

It is ordered that:

1. The request to review order LTB-L-000139-26 issued on March 26, 2026 is denied. The order is confirmed and remains unchanged.

April 30, 2026
Date Issued

Dana Wren
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.