



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

File Number: LTB-L-018675-26

In the matter of: 3, 134 LAKESHORE RD W
MISSISSAUGA ON L5H1G1

Between: Konstantions Gournias Landlord
Anthousa Gournias

And

Ron Garcia Tenant

Konstantions Gournias and Anthousa Gournias (the 'Landlord') applied for an order to terminate the tenancy and evict Ron Garcia (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant; the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex; and, the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

This application was heard by videoconference on May 4, 2026.

The Landlord Konstantions Gournias, the Landlords' representative Jahne Baboulas, the Tenant and the Tenant's representative Nasif Abdullah attended the hearing. The parties before the LTB acknowledged certain agreed upon terms and consented to the following order:

It is agreed and acknowledged as follows:

1. That the Tenant has paid rent up to May 31, 2026
2. That the Tenant shall pay rent for June 2026 on or before June 1, 2026.
3. That the Landlord shall apply the Tenant's last month's rent deposit to the month of July 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated on July 31, 2026. The Tenant must move out of the rental unit on or before July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after August 1, 2026.

May 13, 2026
Date Issued

Peter Nicholson
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on February 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.