



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

File Number: LTB-L-037450-26
LTB-L-038464-26

In the matter of: 3, 197 BALSAM AVE S
HAMILTON ON L8M3B7

Between: Emmanuel ANASTASAKIS Landlord

And

TEVIN GREEN Tenant

Emmanuel ANASTASAKIS (the 'Landlord') applied for an order to terminate the tenancy and evict TEVIN GREEN (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application). LTB-L-038464-26

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

This application was heard by telephone on May 8, 2026. The Landlord and the Tenant were present.

The parties reached consent and requested to resolve both applications, and I was satisfied the parties understood the terms and consequence of their consent as set out in the order below.

On consent of the parties, it is ordered that (L1/N4)

1. The Tenant shall pay to the Landlord \$3,424.00 for arrears of rent up to May 31, 2026, both applications filing fees.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

\$856.00 on or before May 24, 2026,
\$856.00 on or before June 22, 2026,
\$856.00 on or before July 22, 2026,
\$856.00 on or before August 22, 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 June 1, 2026, to August 1, 2026 or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with paragraph 2 or 3 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after **May 31, 2026**.

L2 Application – L2/N8 Persistent Late Payment of Rent

5. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
6. The Tenant shall pay to the Landlord the monthly lawful rent in full and on time beginning on September 1, 2026, up to and including August 1, 2027.
7. If the Tenant fails to comply with the conditions set out in paragraph 6 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 12, 2026
Date Issued

Maryam Cooper
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.