



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018509-26

In the matter of: 2nd floor unit, 3015 DUNDAS ST W
TORONTO ON M6P 1Z4

Between: Georgia Karopoulos
Peter Karopoulos Landlord

And

Andrew St. Bernard Tenant

Georgia Karopoulos and Peter Karopoulos (the 'Landlord') applied for an order to terminate the tenancy and evict Andrew St. Bernard (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for a merits hearing, via video conference, on May 11, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant attended and declined the opportunity to consult with Tenant Duty Counsel prior to mediation. Peter Karopoulos attended on behalf of the Landlords and was supported by Patty Karopoulos.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 15, 2026.
2. **If the unit is not vacated on or before May 15, 2026, then starting May 16, 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 May 16, 2026.**
4. If the rental unit has not been vacated on or before May 15, 2026, the Landlord may also collect a per diem rate of \$81.99 (based on \$2 493.99 per month X 12 months / 365 days) for use of the unit starting May 16, 2026 to the day the Tenant vacates the unit.

5. The Tenant shall pay to the Landlord \$6 470.24, representing the rent arrears up to and including May 15, 2026 plus the \$186.00 application filing fee minus the last month's rent deposit of \$2 325.00.
6. The Tenant shall pay the amount owing, as per paragraph 5 above, on or before May 31, 2026. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing June 1, 2026.

May 15, 2026
Date Issued

Susan Parsons
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.

In accordance with Section 81 of the Act, the part of this Order relating to the eviction expires on November 16, 2026 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.