



**May 15, 2026**

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

**File Number:** LTB-L-020232-26

**In the matter of:** 8, 827 WILSON AVE  
NORTH YORK ON M3K1E4

**Between:** Westhaven Property Management Inc. Landlord

**And**

Louis Ilias Sakkas Tenant

Westhaven Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Louis Ilias Sakkas (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 13, 2026

The Landlords Legal representative Anthony Michael Crupi and the Tenant attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$1578.32 for arrears of rent up to May 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

| Date Payment Due | Amount of Payment |
|------------------|-------------------|
| May 15, 2026     | \$1000.00         |
| May 22, 2026     | \$578.32          |

3. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the

Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after date arrears run to.

**May 15, 2026**  
**Date Issued**

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Jennifer Buckminster  
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.