



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016840-26

In the matter of: House, 235 Roy McDonald Drive
London ON N6L1K3

Between: Town & Country Property Managers Landlord

And

Konstantine Nolis Tenant
Billy Nolis

Town & Country Property Managers (the 'Landlord') applied for an order to terminate the tenancy and evict Konstantine Nolis and Billy Nolis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Mediation was held on May 14, 2026. The following parties participated in the mediation: The Landlord's representative, Joey Kay and the Tenant, Konstantine Nolis (who had consent to speak on behalf of the other Tenant).

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of June 14, 2026.
2. The rent is \$3,200.00. It is due on the 15th day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$105.21. This amount is calculated as follows: \$3,200.00 x 12, divided by 365 days.
4. The rent arrears owing to May 14, 2026 are \$16,000.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. The Landlord collected a rent deposit of \$3,200.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
7. Interest on the rent deposit, in the amount of \$236.77 is owing to the Tenant for the period from March 24, 2023 to May 14, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant shall vacate on or before June 14, 2026.
2. The Tenant owes the Landlord \$16,186.00, which represents arrears owing to May 14, 2026 and costs.
3. The last month's rent deposit being held by the Landlord shall be applied to the rental period of June 2026.
4. Interest on the rent deposit in the amount of \$236.77 is owing to the Tenant, this amount shall be deducted from the amount owing to the Landlord.
5. The Tenant shall pay to the Landlord the total amount set out in paragraph 2 in accordance with the following schedule:
 - \$1,000.00 on or before the 12th day of each month, for a period of 16 months, from June 12, 2026, up to and including September 12, 2027; and
 - A final payment of \$186.00 on or before October 12, 2027 to satisfy the arrears.
6. If the Tenant fails to make the payment required in paragraph 5 in full and on time, the remaining outstanding balance shall become due and payable forthwith under this Order. The Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding. The Landlord has the right to collect the balance outstanding under this Order.
7. The Tenant shall also pay the Landlord compensation of \$105.21 per day for the use of the unit starting June 15, 2026 to the date the Tenant moves out of the unit.
8. If the unit is not vacated on or before June 14, 2026, then starting June 15, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 June 15, 2026.

May 22, 2026
Date Issued

Rolland Roopchand
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 of the Tenant expires on December 15, 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.