



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-022992-26
LTB-L-027351-26

In the matter of: 216, 48 ECCLESTON DR
NORTH YORK ON M4A1K7

Between: Eccleston Terrace c/o Linwood Management Corp. Landlord

And

Kosta Georgopoulos
Marina Georgopoulos Tenants

Eccleston Terrace c/o Linwood Management Corp. (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Kosta Georgopoulos and Marina Georgopoulos (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe (L1 Application, LTB-L-022992-26)

Application LTB-L-022992-26 was scheduled to be heard by videoconference on June 2, 2026.

Elizaveta Povargo, Licenced Paralegal, represented the Landlord. Troy Rennie, Licenced Paralegal, represented Marina Georgopoulos. Marina Georgopolous attended on behalf of herself and Kosta Georgopoulos.

Prior to the start of the hearing, the parties engaged in a private discussion and resolved the application.

The parties also agreed to bring forward and resolve LTB-L-027351-26, an L2 application based on a N8 notice because the Tenants have been persistently late in paying the Tenants' rent.

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

The parties requested the LTB issue an Order on consent confirming their agreement to resolve both applications. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. This order is a final, non-voidable termination of this tenancy and the Tenants must vacate the rental unit on or before July 31, 2026.

- b. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
- c. As of the hearing date, the Tenants were still in possession of the rental unit.
- d. The lawful rent is \$2,017.19. It is due on the 1st day of each month.
- e. Based on the Monthly rent, the daily rent/compensation is \$66.32. This amount is calculated as follows: $\$2,017.19 \times 12 \text{ months}$, divided by 365 days.
- f. The rent arrears owing to June 30, 2026, are \$4,009.18.
- g. The Tenants shall pay to the Landlord incurred costs of \$372.00 for filing the applications (\$186.00 for the L1 application and \$186.00 for the L2 application).
- h. The Landlord collected a rent deposit of \$1,920.00 from the Tenants.
- i. Interest on the rent deposit, in the amount of \$129.80 is owing to the Tenants for the period from August 1, 2023 to June 2, 2026.
- j. \$97.19 of the interest will be used to top up the last month rent deposit to equal the current monthly rent. The balance of interest owing to the Tenants in the amount of \$32.61 will be deducted from the balance of arrears owing.
- k. The last month rent deposit will be applied to cover the rent due for July 2026.

On consent of the parties, it is ordered that:

- 1. Pursuant to the L2 Application, the tenancy between the Landlord and the Tenants is terminated. The Tenants 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.
- 4. The last month rent deposit of \$2,017.19 shall be used to cover the rent due for the rental period of July 1, 2026 to July 31, 2026, inclusive.
- 5. The Tenants shall pay to the Landlord \$4,348.57. This amount includes rent arrears owing up to June 30, 2026, plus \$372.00 for application fees and less the balance of interest owing on the deposit.
- 6. If the Tenants do not vacate the unit on or before July 31, 2026, then the Tenants shall also pay the Landlord compensation of \$66.32 per day for the use of the unit starting August 1, 2026 until the date the Tenants move out of the unit.

7. If the Tenants do not pay the Landlord the full amount owing on or before December 2, 2026, the Tenants will start to owe interest. This will be simple interest calculated from December 3, 2026 at 4.00% annually on the balance outstanding.

June 8, 2026
Date Issued

Joanne Lolato
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 Tenants 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.