



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-034035-26

In the matter of: 507, 2 ARMEL CRT
ETOBICOKE ON M9W6L4

Between: Myriad Property Management Landlord

And

Peter Mourtzis Tenant

Myriad Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Peter Mourtzis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes and because the Tenant has been persistently late in paying the Tenant's rent.

The application was scheduled to be heard on June 4, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, David Ciobotaru, the Landlord's agent, Tara Bertram, and the Tenant were present. The Tenant did not meet with Tenant Duty Counsel before the hearing.

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

The parties agreed that:

1. The current lawful rent is \$1,439.17 and is due on the 1st day of each month. However, for the purposes of this consent, the Tenant shall make weekly blended payments until the rent arrears and costs are paid in full. After the rent arrears and costs have been paid in full (October 26, 2026), the Tenant may choose to continue making weekly payments toward the regular monthly rent to comply with future monthly rental obligations as ordered herein; however, he shall not be required to do so.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,410.73. This amount represents \$4,224.73 for arrears of rent up to June 30, 2026, and \$186.00 for the application filing fee.
2. The Tenant shall pay the Landlord the amount set out in paragraph 1, together with the monthly rent, as and when it becomes due and owing during the period from July 1, 2026 to October 31, 2026, in accordance with the following schedule:

Amount to be paid	On or before	Reason for payment
\$500.00	June 8, 2026	Application filling fee + arrears
\$500.00	June 15, 2026	Arrears
\$500.00	June 22, 2026	Arrears
\$500.00	June 29, 2026	Arrears
\$500.00	July 6, 2026	July rent
\$500.00	July 13, 2026	July rent
\$500.00	July 20, 2026	\$439.17 toward balance July rent; \$60.83 toward arrears
\$500.00	July 27, 2026	Arrears
\$500.00	August 4, 2026	August rent
\$500.00	August 10, 2026	August rent
\$500.00	August 17, 2026	\$439.17 toward balance August rent; \$60.83 toward arrears
\$500.00	August 24, 2026	Arrears
\$500.00	August 31, 2026	Arrears
\$500.00	September 8, 2026	September rent
\$500.00	September 14, 2026	September rent
\$500.00	September 21, 2026	\$439.17 toward balance September rent; \$60.83 toward arrears
\$500.00	September 28, 2026	Arrears
\$500.00	October 5, 2026	October rent
\$500.00	October 13, 2026	October rent
\$500.00	October 19, 2026	\$439.17 toward balance October rent; \$60.83 toward arrears
\$167.41	October 26, 2026	Arrears

3. The Tenant shall also pay to the Landlord the lawful monthly rent for November 2026 on or before November 16, 2026.

4. The Tenant shall also pay to the Landlord the lawful monthly rent for December 2026 on or before December 14, 2026.
5. The Tenant shall also pay to the Landlord new rent in full and on time, as and when it comes due on the 1st day of each month, for the twelve-month period from January 1, 2027 to December 31, 2027.
6. 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. Should the breach of any payment as set out in this order pertain to the period up to and including October 26, 2026, the Landlord may also request an order requiring that the Tenant pays any new arrears, NSF fees and related charges that become owing after June 30, 2026.

June 10, 2026
Date Issued

Nancy Fahlgren
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.