



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

File Number: LTB-L-028200-26

In the matter of: 801, 422 CHERRY ST
TORONTO ON M5A0Z2

Between: WDL 3/4/7 LP & WDL 3/4/7 GP Inc Landlord

And

Christina Stamatopoulous Tenants
Anastasia Edwards

WDL 3/4/7 LP & WDL 3/4/7 GP Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Christina Stamatopoulous and Anastasia Edwards (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on June 15, 2026. Paralegal, Faith McGregor (FM), and Assistant Property Manager, Danny Tran, attended on behalf of the Landlord. Tenant, Christina Stamatopoulous, attended on behalf of herself and her daughter. FM accepted her verbal authorization to represent both Tenants. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

Agreed Upon Facts:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The current rent is \$1,985.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$65.26. This amount is calculated as follows: \$1,985.00 x 12, divided by 365 days.
5. The Tenants recently made a payment in the amount of \$800.00 which has not cleared, to date. As a result, that payment has not been taken into consideration in the calculations, to date.
6. The rent arrears owing to June 30, 2026 are \$7,272.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,985.00 from the Tenants and this deposit is still being held by the Landlord. Interest has been paid to December 31, 2025. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. The parties agree to an order terminating the tenancy effective July 15, 2026, unless the Tenants pay the Landlord \$7,458.00 (\$7,272.00 + \$186.00) on or before June 30, 2026 or \$9,443.00 (\$7,458.00 + \$1,985.00) on or before July 15, 2026. As soon as the account is at a zero balance, on or before July 15, 2026, the order is void.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated, effective July 15, 2026, unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$7,458.00 (\$7,272.00 + \$186.00) on or before June 30, 2026.

OR

 - \$9,443.00 (\$7,458.00+ \$1,985.00) on or before July 15, 2026.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after July 15, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before July 15, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlord the rent arrears owing up to the date the Tenants move out plus the costs of the filing the application less the rent deposit and interest the Landlord owes on the rent deposit, by July 15, 2026.
6. The Tenants shall also pay the Landlord compensation of \$65.26 per day for the use of the unit starting July 16, 2026 until the date the Tenants move out of the unit.
7. If the unit is not vacated on or before July 15, 2026, then starting July 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 July 16, 2026.

June 29, 2026
Date Issued

Shawn Hayman
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 January 15, 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.