



Order under Section 100 Residential Tenancies Act, 2006

File Number: LTB-L-005250-26

In the matter of: 114, 667 Talbot Street
London ON N6A 0E2

Between:	Drewlo Holdings Inc.	Landlord
	and	
	Nicolas Karpouzos Margaret Karpouzos	Tenants
	and	
	Dillon Heuvel Matthew Roberts	Unauthorized Occupants

Drewlo Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy of Nicolas Karpouzos and Margaret Karpouzos (the 'Tenants') and evict Dillon Heuvel and Matthew Roberts (the 'Unauthorized Occupants') because the Tenants transferred occupancy of the rental unit to the Unauthorized Occupants without the Landlord's consent. The Landlord also applied for compensation by the Unauthorized Occupants for the use of the rental unit.

The parties requested mediation through the Board via the Online Dispute Resolution tool of the Tribunals Ontario Portal. The application was mediated by videoconference on June 12, 2026. The Landlord's Representative Susan Pelton and Tenant Nicolas Karpouzos, who had authorization to consent on behalf of the other Tenant and both Unauthorized Occupants, participated in mediation. Unauthorized Occupant Matthew Roberts was present for the first part of the mediation. Tenant Nicolas Karpouzos did not receive legal advice about this application.

During mediation the parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I am satisfied that the parties understood the consequences of their consent.

The amount that the Tenants and Unauthorized Occupants shall pay to the Landlord per paragraph 5. referenced as of the date of mediation differs from the amount set forth in this Order on Consent due to a clerical error in calculations as the last month rent deposit and interest had not been deducted. No other amounts in this order are impacted by this change.

Agreed Facts:

- 1) The current rent is \$2,284.00. It is due on the 1st day of each month.
- 2) Based on the Monthly rent, the daily compensation is \$75.09. This amount is calculated as follows: \$2284.00 x 12 months, divided by 365 days.
- 3) The Tenants and Unauthorized Occupants owe the Landlord \$12,510.08 in rent/daily compensation for use and occupation of the rental unit for the period November 13, 2025 to June 12, 2026, the date of the mediation.
- 4) The Tenant indicates that \$2,500.00 was paid to the Landlord on June 9, 2026, but this payment has not yet been confirmed by the Landlord.
- 5) The Landlord collected a rent deposit of \$2,284.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit shall only be applied to the last rental period of the tenancy as the tenancy is terminated.
- 6) Interest on the rent deposit in the amount of \$1.58 is owing to the Tenants for the period June 1, 2026 to June 12, 2026. Additional interest will be owed to the Tenants up to the day before the rent deposit is applied to the last rental period of the tenancy. The Landlord will deduct any further interest owed on the deposit from the amount of rent/daily compensation owed by the Tenants and Unauthorized Occupants to the Landlord.
- 7) The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.
- 8) The Tenants and/or Unauthorized Occupants will provide the Landlord will five (5) days advance written notice if the unit will be vacated earlier than August 31, 2026.
- 9) The LTB hearing scheduled on June 15, 2026 via videoconference for this application is cancelled.

It is ordered on consent of the parties that:

1. The application is amended to add Matthew Roberts as an Unauthorized Occupant.
2. The tenancy between the Landlord and the Tenants is terminated. **The Tenants and all Unauthorized Occupants shall move out of the rental unit on or before August 31, 2026.**
3. If the unit is not vacated by August 31, 2026, then starting September 1, 2026, the Landlord may file this order with the Court Enforcement Office (the Sheriff), so that the eviction may be enforced.

4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord after September 1, 2026.
5. The Tenants and Unauthorized Occupants shall pay to the Landlord \$10,184.50** which represents rent/daily compensation for the use of the rental unit from November 13, 2025 to the June 12, 2026 and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit up to June 12, 2026 are deducted from the amount owing by the Tenants and Unauthorized Occupants. See Schedule 1 for the calculation of the amount owing.

** This amount will be reduced by any further interest owed on the last month rent deposit.
6. The Tenants and Unauthorized Occupants shall also pay to the Landlord \$75.09 per day for compensation for the use of the unit from June 13, 2026 to the date they move out of the unit.
7. If the Tenants and Unauthorized Occupants do not pay the Landlord the full amount owing by August 31, 2026, they will owe interest. This will be simple interest calculated from September 1, 2026 at 4.00% annually on the outstanding balance.
8. This order is in full and final settlement of this application.

June 19, 2026
Date Issued

Denise Hannivan
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 March 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants and Unauthorized Occupants must pay as the tenancy is terminated

Rent/Daily Compensation Owing to June 12, 2026, the Mediation Date	\$12,309.08
Application Filing Fee	\$201.00
Less the amount of the last month's rent deposit	- \$2,324.00
Less the amount of the interest on the last month's rent deposit up to June 12, 2026 only	- \$1.58*
* Interest owed up to the day before the last month's rent deposit is applied will also be deducted from the amount the Tenants and Unauthorized Occupants owe	
Total amount owing to the Landlord	\$10,184.50**
** This amount will be reduced by any further interest owed on the last month rent deposit	
Plus daily compensation owing for each day of occupation starting June 13, 2026	\$75.09*** (per day)
***Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	