



**Order under Section 87 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-054359-25

In the matter of: Unit C, 19 GRANGE AVE
TORONTO ON M5T1C6

Between: 2683209 Ontario Inc. Landlord

And

William Bartlett Former Tenants
John Athanasopoulos
Matthew Scholes

2683209 Ontario Inc. (the 'Landlord') applied for an order requiring William Bartlett, John Athanasopoulos and Matthew Scholes (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

2683209 Ontario Inc. (the 'Landlord') applied for an order requiring William Bartlett, John Athanasopoulos and Matthew Scholes (the 'Former Tenants') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenants, another occupant of the rental unit or someone the Former Tenants permitted in the residential complex.

This application was heard by videoconference on June 15, 2026.

The Landlord's Agent, Anthony D'Antonio, the Landlord's Legal Representative, David Ciobotaru and the Former Tenants, William Bartlett and Matthew Scholes attended the hearing.

The parties mutually agreed to resolve all matters related to this tenancy and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The Former Tenants shall pay to the Landlord \$2,684.48, which represents rent and compensation owing up to May 31, 2025.
2. The Former Tenants shall also pay to the Landlord \$79.43, which represents the reasonable out-of-pocket expenses the Landlord incurred as a result of the unpaid utility costs.

3. pay to the Landlord \$2,150.09, which represents the reasonable costs the Landlord incurred as a result of the damage.
4. The Former Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
5. The total amount the Former Tenants owe the Landlord is \$5,100.00.
6. The Former Tenants shall pay the amount in paragraph 5 of this order by paying to the Landlord:
 - a. \$3,400.00 on or before June 15, 2026.
 - b. \$1,700.00 on or before June 30, 2026.
7. If the Former Tenants fail to make any one of the payments in accordance with paragraph 6 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Former Tenants to the Landlord pursuant to paragraph 6 of this order shall become immediately due and owing. The interest is determined pursuant to section 127 of the *Courts of Justice Act*.

June 19, 2026
Date Issued

Christopher Lin
Member, 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.