



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

File Number: LTB-L-017820-26

In the matter of: 2ND FLOOR (Residential Unit), 1779 DANFORTH AVE
TORONTO ON M4C1J2

Between: ELENI (HELEN) GANAKAS Landlord
SOTIRIOS (SAM) GANAKAS

And

SHANE MCDOWELL Tenant

ELENI (HELEN) GANAKAS and SOTIRIOS (SAM) GANAKAS (the 'Landlord') applied for an order to terminate the tenancy and evict SHANE MCDOWELL (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

This application was heard by videoconference on May 27, 2026.

The Landlord, the Landlord's Representative, Anome Mehrabian, the Landlord's support person, Mary Ganakas, and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the unit on or before July 31, 2026.
2. The Landlord will waive the rent due and payable for the month of June 2026.
3. The Tenant has been paid the N12 compensation.
4. The Landlord will pay the Tenant additional compensation in the amount of \$3500.00 on or before June 30, 2026.
5. If the unit is not vacated on or before July 31, 2026, the Tenant shall repay the Landlord the amounts outlined in paragraphs 2 and 4. The amounts total \$5,007.60, and this payment would become due effective August 1, 2026.
6. If the Tenant fails to vacate the unit on or before July 31, 2026, and does not pay the Landlord the full amount owing on or before August 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026, at 4.00% annually on the balance outstanding.

7. 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.
8. The Tenant shall also pay the Landlord compensation of \$49.56 per day for the use of the unit starting August 1, 2026, until the date the Tenant moves out of the unit. Based on the Monthly rent, the daily rent/compensation is \$73.50. This amount is calculated as follows: $\$2,235.61 \times 12$, divided by 365 days.
9. 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.

June 26, 2026
Date Issued

Chris Hall
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.