



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

File Number: LTB-L-045265-26

In the matter of: 403, 165 COSBURN AVE
EAST YORK ON M4J 2L3

Between: 165 Cosburn Co-Ownership Apartments Inc. Landlord

And

Dimitrios Sissakis Tenant

165 Cosburn Co-Ownership Apartments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Dimitrios Sissakis (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on June 18, 2026.

Only the Landlord's legal representative, Lily McMillan, attended the hearing.

As of 1:32 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. N8 Notice of Termination

On May 25, 2026, the Landlord gave the Tenant an N8 notice of termination, which was deemed served May 25, 2026. The notice of termination contains the following allegations: that the Tenant has paid rent late every month, from June 2025 to May 2026.

3. Persistently Late

The Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the first day of each month. The rent has been paid late twelve times in the past twelve months.

4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

5. At the hearing, in the absence of the Tenant, the Landlord's legal representative informed the Board that, since this application was filed, the Tenant has paid all arrears, paid June rent on time, and paid the filing fee of \$186.00 for this application.
6. The Landlord was seeking an order for the Tenant to pay on time and in full, for the period of 12 months.
7. We have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For the period of twelve months, from July 1, 2026, to June 1, 2027, the Tenant shall pay to the Landlord the lawful monthly rent on or before the first day of each month.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

June 24, 2026

Date Issued

Kristina Klein

Member, Landlord and Tenant Board

Amanda Kovats

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.