



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

File Number: LTB-L-032296-26

In the matter of: MAIN FLOOR, 869 ZATOR AVE
PICKERING ON L1W1Y2

Between: DOUGLAS JAMES Landlord

And

ALECK N.V. THEMELIOPOULOS Tenant

DOUGLAS JAMES (the 'Landlord') applied for an order to terminate the tenancy and evict ALECK N.V. THEMELIOPOULOS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on June 22, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Melissa M. Mason, the Landlord and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. If additional payments are made, the additional payment will be reduced from the total balance of arrears, and this additional payment will not be applicable to the amount owing for the following month according to the payment plan.
- B. Should the Tenant make any extra payments to the Landlord while the arrears are still outstanding, the Tenant will inform the Landlord where those extra payments are to be applied (i.e. to lower the total balance of arrears and decrease the number of arrears payments).

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7236.00 which represents arrears of rent up to June 30, 2026 and the filing fee.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$1000.00	On or before June 26, 2026
\$1400.00	On or before the 24th day of each month for 4 months from <u>July 24, 2026 to October 24, 2026</u>
\$636.00	On or before November 24, 2026

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 1, 2026 up to and including November 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.
5. The application shall be amended to remove "ALECKO THEMELIOPOULOS" as a Tenant to this application.

June 24, 2026
Date Issued

 Monica Dairo
 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.