



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

File Number: LTB-L-049629-24

In the matter of: 2-1702-1, 339 KING ST N
WATERLOO ON N2J0C5

Between: Canadian Student Living Group LP Landlord

And

Adam Jakma
Jack Kanalec
Judhis Lilly Former Tenants
Dylan Snyder
Ayden Cauchi

Canadian Student Living Group LP (the 'Landlord') applied for an order requiring Adam Jakma, Jack Kanalec, Judhis Lilly, Dylan Snyder and Ayden Cauchi (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

Canadian Student Living Group LP (the 'Landlord') applied for an order requiring Adam Jakma, Jack Kanalec, Judhis Lilly, Dylan Snyder and Ayden Cauchi (the 'Former Tenant') 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 January 20, 2026.

The Landlord's legal representative, Sara Murtadha, and the following Former Tenants attended the hearing:

Adam Jakma, Jack Kanalec, Judhis Lilly, and Ayden Cauchi.

As of 11:00 AM the Former Tenant, Dylan Snyder, was not present or represented at the hearing. I was satisfied that the Former Tenant, Dylan Snyder, was properly served with notice of this hearing by the Landlord. As a result, the hearing proceeded with only the Landlord's legal representative and the above named Former Tenants' submissions.

Determinations:

1. The parties came to an agreement on consent to resolve all issues of the tenancy between the parties.

2. The Former Tenants present at the hearing have had no contact with the Former Tenant Dylan Snyder (D.S.). The Former Tenants expressed their understanding that they had a joint tenancy agreement with the Landlord and as such each Former Tenant is held jointly and severally liable for any costs to the Landlord. The Former Tenants further understood that the consent agreement, having been made without the express consent of D.S., must be upheld by the Former Tenants who were present and agreed to the terms.
3. In the circumstances, I did not think it would be unfair to proceed with the consent agreement despite the absence of the Former Tenant, D.S. Doing so would prejudice the Former Tenants who were in attendance and were willing to work out a negotiated settlement with the Landlord.
4. I was satisfied that all parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The Former Tenants shall pay to the Landlord \$3,011.84 on or before February 15, 2026.
2. If the Former Tenants do not pay the Landlord the full amount owing on or before February 15, 2026, the Former Tenants will start to owe interest. This will be simple interest calculated from February 16, 2026, at 4.00% annually on the balance outstanding.
3. This order resolves all issues of the tenancy between the parties.

January 23, 2026

Date Issued

Melissa Anjema

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.