



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-045178-25

In the matter of: 3, 14 CLARENCE SQ
TORONTO ON M5V1H1

Between: Robert Simo Zagorac Tenant

And

ToCal 34 Ltd. Landlord

Robert Simo Zagorac (the 'Tenant') applied for an order determining that ToCal 34 Ltd. (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was heard by videoconference on January 21, 2026.

The Tenant and the Landlord's Legal Representative Eric Steiman attended the hearing.

At the hearing, the parties consented to the following order.

Agreed Facts:

1. The Landlord will arrange for the fireplace chimney to be swept once on or before May 31, 2026.
2. No fires will be made in the fireplace for the remainder of the tenancy, effective immediately.
3. The parties will not disclose this order to other people.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$2,500.00 on or before January 31, 2026.
2. If the Landlord does not pay the Tenant the full amount owing on or before January 31, 2026, the Landlord will start to owe interest. This will be simple interest calculated from February 1, 2026, at 4.00% annually on the balance outstanding.

3. Starting on January 31, 2026, and continuing for the remainder of the tenancy, the Landlord shall pay to the Tenant \$70.00 on or before the last day of each month as compensation for the laundry machines being coin operated.
4. The Landlord's payments to the Tenant shall be made by e-transfer.
5. This order resolves all issues in the tenancy up to January 21, 2026. The fireplace issue is resolved for the remainder of the tenancy.

January 29, 2026
Date Issued

Kate Sinipostolova
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.