



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-091802-25

In the matter of: 4 CEDARTREE LANE
BOBCAYGEON ON K0M1A0

Between: Robin Lynn Vesak Landlord
Warren Vesak

And

James Slack Tenant
Rhonda Slack
Richard Hartwick

Robin Lynn Vesak and Warren Vesak (the 'Landlord') applied for an order requiring James Slack, Rhonda Slack and Richard Hartwick (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on January 26, 2026.

The Landlord and the 3rd named Tenant Richard Hartwick attended the hearing.

As of 10:52 a.m., the remaining Tenants were 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.

Removal of Party

1. During the hearing, the Landlord requested that Richard Hartwick be removed from the application. The Landlord stated that Mr. Hartwick was only a signing party for a fixed one-year term from September 5, 2024, until October 1, 2025. At 10:58 a.m., I granted the request and removed Mr. Hartwick as a party to this proceeding.

Determinations:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from August 15, 2025 to February 14, 2026.
3. The lawful rent is \$3,000.00. It is due on the 15th day of each month.

4. The Tenant has paid \$500.00 to the Landlord after the application was filed.
5. The rent arrears owing to February 14, 2026, are \$15,500.00.

It is ordered that:

1. The Tenant shall pay to the Landlord \$15,500.00. This amount includes rent arrears owing up to February 14, 2026, and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 13, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 14, 2026, at 4.00% annually on the balance outstanding.

February 2, 2026
Date Issued

Anthony Bruno
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.