



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

File Number: LTB-L-091431-25

In the matter of: 104, 3575 BATHURST ST
NORTH YORK ON M6A2C8

Between: SKPM RENTS 1 Landlord

And

JOEL WOLCH Tenant

SKPM RENTS 1 (the 'Landlord') applied for an order to terminate the tenancy and evict JOEL WOLCH (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 20, 2026.

The Landlord's Representative Gail Kukor Lang, the Landlord's Agent Arta Kadenaj and the Tenant's Representative George Berger attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$882.17. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$29.00. This amount is calculated as follows: \$882.17 x 12, divided by 365 days.
5. The Tenant has paid \$2,550.73 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026 are \$744.38.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The parties agreed to an order for arrears only, the Landlord was not seeking termination of the tenancy.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$930.38 which represents the arrears and the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before April 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 2, 2026, at 4.00% annually on the balance outstanding.

February 9, 2026

Date Issued

Brenda Mercer

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.