



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-001140-26

In the matter of: Main Floor, 307 WEST 2ND ST
HAMILTON, ON, L9C3H1

Between: Spotted Properties Landlord

and

Christopher Wolf Tenants
Johnathan Wolf
Kathryn Wolf
Robert Wolf

- [1] Spotted Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Wolf, Johnathan Wolf, Kathryn Wolf and Robert Wolf (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.
- [2] The application was scheduled to be heard by video conference on March 11, 2026. The Landlord was represented by licensed paralegal Charlotte Hengeveld. The Tenant, Kathryn Wolf was present on behalf of all the Tenants and self-represented.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to the following:
 - a. The total amount owing is \$186.00 in relation to the cost of the application filing fee
- [5] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord \$186.00 which represents the amount owing towards the application filing fee by no later than March 12, 2026.

2. If the Tenants fail to make payment in accordance with paragraph 1, and by the date required, then:

- (a) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006

March 13, 2026

Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio

Hearing Officer, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.