



**Order under Section 21.2 of the
Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

File Number: LTB-L-082184-25-RV

In the matter of: 506, 4875 DUNDAS ST W
TORONTO ON M9A1B2

Between: 4875 Dundas St. West Residences Limited Landlord

And

Christopher Wool

Tenant

Review Order

4875 Dundas St. West Residences Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Wool (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was resolved by order LTB-L-082184-25 issued on January 13, 2026.

On February 10, 2026 the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 11, 2026 interim order LTB-L-082184-25-RV-IN was issued, staying the order issued on January 13, 2026.

This request to review was heard by videoconference on March 18, 2026.

The Landlord's legal representative, Louie Spedaliere, the Tenant, and the Tenant's legal representative, Benjamin Ries, attended the review hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The request to review order LTB-L-082184-25 issued on January 13, 2026 is granted.
2. Order LTB-L-082184-25 issued on January 13, 2026 is cancelled and replaced by the following:

3. Haroine Copkov ('HC') died more than 30 days before the application was filed. HC is therefore not a tenant and is removed as a party to this proceeding.
4. On February 12, 2026 he Tenant became bankrupt for the purposes of subsection 69.3(1) of the *Bankruptcy and Insolvency Act*, RSC 1985, c. B-3 (the 'BIA').
5. This proceeding is stayed pursuant to subsection 69.3(1) of the BIA.
6. The lawful monthly rent for the rental unit is \$1,520.05 and it is due on the first day of each month. The Tenant will pay the lawful monthly rent moving forward.

March 24, 2026
Date Issued

Mark Melchers
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.