



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-026179-25

In the matter of: 507, 285 Baseline Road West
London ON N6J1W3

Between: Wendy Walker Tenant

And

Ed Perl Holdings Ltd. Landlord

Wendy Walker (the 'Tenant') applied for an order determining that Ed Perl Holdings Ltd. (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on March 30, 2026.

The Tenant and the Landlord's legal representative Robert Rose attended the hearing. Jessica Pilatzkie attended the hearing as a support person for the Tenant. Eliza Hayes attended as a student observer shadowing Mr. Rose.

At the hearing, the parties consented to the following order. I am satisfied that the parties to the Tenant's application

It is ordered on consent that:

1. The Tenant will take all necessary steps to re-institute pre-authorized debit payments ('PAD Payments') for the portion of the lawful monthly rent that the Tenant pays directly to the Landlord on or before April 10, 2026. The Tenant shall clearly indicate on the form the amount to be withdrawn each month.
2. If the Tenant complies with paragraph 1, the Landlord agrees to accept the Tenant's PAD Payments for rent beginning on or before May 1, 2026.
3. For the remainder of the tenancy, when served a Notice of Rent Increase by the Landlord, the Tenant agrees to provide a minimum of 10 days' notice of the amount to be withdrawn from her bank account on a monthly basis going forward.
4. If the Tenant does not comply with paragraph 3, the Landlord is entitled to cancel the PAD Payments and require the Tenant to make her rent payments by cheque.

5. The application is amended to remove Braham Perl as a respondent.

April 1, 2026
Date Issued

Jeremy Henderson
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.