



Order under Sections 31 and 69 of the Residential Tenancies Act, 2006

File Numbers: LTB-L-008756-22 / LTB-L-004562-23 / LTB-T-015563-22 / LTB-T-015564-22 /
LTB-T-061806-22

In the matter of: 4, 225 Watson Avenue
Windsor, ON N8S3R8

Between: The Estate of Hieronim Blonka Landlord

and

Salina Larocque Tenant

HEARING ORDER ON CONSENT

[NOTE]: This Order pertains to 5 combined applications, heard together. The applications were filed with various parties named as the landlord(s) however, for ease of reference, on the consent of all parties, the name has been amended to “The Estate of Hieronim Blonka” (the ‘Landlord’) for all 5 applications.

Procedural History of Applications

On February 12, 2022, the Landlord applied in a L1 application (LTB-L-008756-22) seeking an order to terminate the tenancy and evict Salina Larocque (the ‘Tenant’) because the Landlord claimed that the Tenant has not paid the rent that she owes.

On April 2, 2022 the Tenant applied in a T2 application (LTB-T-015563-22) seeking an order that the Landlord substantially interfered with her reasonable enjoyment of the rental unit, and harassed/obstructed/coerced/interfered with her.

On April 2, 2022 the Tenant also applied in a T6 application (LTB-T-015564-22) seeking an order that the Landlord failed to meet their maintenance obligations under section 20 of the *Residential Tenancies Act, 2006* (the ‘Act’).

On May 27, 2022 the Tenant applied in a T3 application (LTB-T-061806-22) seeking an order that the Landlord reduced or discontinued a service or facility.

On January 13, 2023 the Landlord applied in a N12-based L2 application (LTB-L-004562-23) seeking an order to terminate the tenancy and evict the Tenant because the Landlord claimed

that in good faith they require possession of the rental unit for a person who provides care services to their spouse.

The applications were combined and heard by videoconference on March 30, 2026. The late Landlord Hieronim Blonka's son Tomek Blonka attended the hearing with their legal representative Kristen Jarvis (paralegal). The Tenant also attended the hearing with her legal representative Christopher Hall (paralegal).

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The Landlord requested to withdraw the L2 application as moot given the death of Hieronim Blonka and I consented to the request.
2. The parties agreed that the Tenant shall pay the Landlord **\$7,500.00**, which is the total amount currently owing up to March 31, 2026 (made up of rent arrears plus the reimbursement of the filing fee). The Landlord's application for eviction based on rent arrears is denied, on the conditions set out in this Order:
 - (a) The Tenant shall pay the Landlord rent arrears of \$625.00 starting on April 15, 2026, and continuing on or by the fifteenth (15th) day of each month for 12 consecutive months, until March 15, 2027; and
 - (b) During the 12 month repayment period described above, the Tenant shall also pay the lawful monthly rent in full and on time, on or by the first (1st) day of each month, started April 1, 2026 and continuing until March 1, 2027 (or until the total amount of \$7,500.00 in paid off in full, whichever dates comes first).
3. If the Tenant fails to make any of the payments in accordance with paragraph 2 above, by the due dates listed, then the Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 2 of this order. The Landlord must make the L4 application within 30 days of a breach of a condition set out in paragraph 2 above. The L4 application is made without notice to the Tenant.
4. The parties acknowledged that their mutually-agreed upon amount of \$7,500.00 for rent arrears and costs owing, includes a credit and rent abatement for the Tenant's issues as raised in her applications. The parties acknowledged and agreed that as of the hearing date, there are currently no further maintenance issues outstanding or unresolved.
5. The parties agreed that in future, any maintenance issues shall be raised by the Tenant to the Landlord's agent (Tomek Blonka) by email communication.

6. The Tenant acknowledged that she currently does not have any pet; however, in future if she gets a pet she agrees for the duration of the tenancy, to pick up after any of the animal's waste immediately anywhere on the rental complex.

April 14, 2026
Date Issued

Michelle Tan

Vice Chair, 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.