



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

**File Number:** LTB-L-000605-26

**In the matter of:** 1107, 860 COMMISSIONERS RD E  
LONDON ON N6C5Y8

**Between:** ALEKSANDRA DRELICH Landlords  
WALDEMAR DRELICH

**And**

Ted Scholten Tenant

ALEKSANDRA DRELICH and WALDEMAR DRELICH (the 'Landlords') applied for an order to terminate the tenancy and evict Ted Scholten (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes and

The Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlords or another tenant

This application was heard by videoconference on April 22, 2026.

Only the Landlords' Legal Representative, Preston Haynes, attended the hearing.

As of 10:50 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlords' evidence.

**Determinations:**

***L1 Determination***

1. The Landlords 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 \$2,246.20. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$73.85. This amount is calculated as follows: \$2,246.20 x 12, divided by 365 days.
5. The Tenant has paid \$6,646.20 to the Landlords since the application was filed.
6. The rent arrears owing to April 30, 2026, are \$2,200.00.
7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$2,200.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$20.63 is owing to the Tenant for the period from November 11, 2025, to April 22, 2026.
10. I have considered all of the disclosed circumstances in accordance with subsection 83 of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlords attempted to negotiate a repayment agreement with the Tenant, and find the Landlords did attempt to negotiate repayment of the arrears of rent. In making this finding I have considered the Landlords' Legal Representative uncontested evidence that the Landlords reached out to the Tenant and the Tenant did not respond.
11. As the Tenant did not attend and no other circumstances were presented to me, I find it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act

**L2 Determination:**

12. At the hearing, the Landlords' Legal Representative sought to withdraw the L2 portion of the application, given it was submitted the behaviours as outlined in the N5 notice had ceased, and I consented to the request.

**It is ordered that:**

1. The tenancy between the Landlords and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlords or to the LTB in trust:**
  - \$2,386.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

**OR**

  - \$4,632.20 if the payment is made on or before May 10, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent

that became due after May 10, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.

4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before May 10, 2026.**
5. As of the date of the hearing, the amount of the rent deposit and interest the Landlords owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlords is entitled to by \$456.13. See Schedule 1 for the calculation of the amount owing. However, the Landlords is authorized to deduct from the amount owing to the Tenant \$73.85 per day for compensation for the use of the unit starting April 23, 2026 until the date the Tenant moves out of the unit.
6. The Landlords or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
7. If the unit is not vacated on or before May 10, 2026, then starting May 11, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after May 11, 2026.
9. The L2 application is dismissed as withdrawn.

**April 29, 2026**

**Date Issued**

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Panagiotis P. Roupas

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 11, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

**A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 30, 2026**

|                                                                                         |                   |
|-----------------------------------------------------------------------------------------|-------------------|
| Rent Owing To April 30, 2026                                                            | \$8,846.20        |
| Application Filing Fee                                                                  | \$186.00          |
| <b>Less</b> the amount the Tenant paid to the Landlords since the application was filed | - \$6,646.20      |
| <b>Total the Tenant must pay to continue the tenancy</b>                                | <b>\$2,386.00</b> |

**B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 10, 2026**

|                                                                                         |                   |
|-----------------------------------------------------------------------------------------|-------------------|
| Rent Owing To May 31, 2026                                                              | \$11,092.40       |
| Application Filing Fee                                                                  | \$186.00          |
| <b>Less</b> the amount the Tenant paid to the Landlords since the application was filed | - \$6,646.20      |
| <b>Total the Tenant must pay to continue the tenancy</b>                                | <b>\$4,632.20</b> |

**C. Amount the Tenant must pay if the tenancy is terminated**

|                                                                                                                     |                      |
|---------------------------------------------------------------------------------------------------------------------|----------------------|
| Rent Owing To Hearing Date                                                                                          | \$8,224.70           |
| Application Filing Fee                                                                                              | \$186.00             |
| <b>Less</b> the amount the Tenant paid to the Landlords since the application was filed                             | - \$6,646.20         |
| <b>Less</b> the amount of the last month's rent deposit                                                             | - \$2,200.00         |
| <b>Less</b> the amount of the interest on the last month's rent deposit                                             | - \$20.63            |
| <b>Total amount owing to the Landlords</b>                                                                          | <b>\$(456.13)</b>    |
| Plus daily compensation owing for each day of occupation starting April 23, 2026                                    | \$73.85<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                      |