



**Order under Section 87
Residential Tenancies Act, 2006**

File Number: LTB-L-098552-25

In the matter of: 504, 3636 BATHURST ST
Toronto ON M6A2Y5

Between: Pinedale Properties LTD. Landlord

And

Faigy Heimfeld Former Tenant

Pinedale Properties LTD. (the 'Landlord') applied for an order requiring Faigy Heimfeld (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on April 27, 2026.

The Landlord's Legal Representative, Samuel M Korman, the Landlord's Agent, Eric Clarke, the Landlord's Witness, Shylie Dolormente, and the Former Tenant attended the hearing. The Tenant spoke to Tenant Duty Counsel prior to the start of this proceeding.

At the hearing, the parties before the LTB consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agree that:

1. If the Former Tenant pays the Landlord \$4,000.00 on or before August 31, 2026, the Landlord shall waive the remainder of the arrears and costs (\$830.42) owed to the Landlord.
2. The arrears owed and ordered to be paid to the Landlord consider the last months rent deposit held by the Landlord and interest owed on said deposit.

It is ordered on consent that:

1. The Former Tenant shall pay to the Landlord \$4,644.42, which represents rent and compensation owing to the Landlord.

2. The Former Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlord is \$4,830.42
4. If the Former Tenant does not pay the Landlord the full amount owing on or before August 31, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from September 1, 2026, at 4.00% annually on the balance outstanding.

May 4, 2026
Date Issued

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.