



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-015612-26

In the matter of: 140 Booth Avenue
Toronto ON M4M2M4

Between: Ezra Kit Sol Hawkins Tenant

And

Nick Kaczun Landlord

Ezra Kit Sol Hawkins (the 'Tenant') applied to the Landlord and Tenant Board ('LTB') for an order determining that Nick Kaczun (the 'Landlord') collected or retained money illegally.

The application was scheduled to be heard by video conference on May 26, 2026. The Tenant attended and was self-represented. The Landlord attended and was self-represented.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$100.00.
2. The Landlord shall pay the Tenant the full amount owing on or before May 29, 2026, by e-transfer to the email address of st4rdust44@yahoo.com.

3. If the Landlord does not pay the Tenant the full amount owing on or before May 29, 2026, the Landlord will owe interest. This will be simple interest calculated from May 30, 2026 at 4.00% annually on the balance outstanding.

June 1, 2026
Date Issued

Joanne Lolato
Hearings Officer, 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.