



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

File Number: LTB-L-018204-26

In the matter of: 0801, 185 SHAUGHNESSY BLVD
NORTH YORK ON M2J 1K2

Between: WESTDALE CONSTRUCTION CO. LIMITED Landlord

And

DAVID CZUKKER Tenant

WESTDALE CONSTRUCTION CO. LIMITED (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict DAVID CZUKKER (the 'Tenant') based on a form N4 notice of termination because the Tenant did not pay the rent that the Tenant owes.

A hearing took place at the Landlord and Tenant Board on May 27, 2026 via video teleconference on VC line 113. The Landlord's Agent Elizabeth Fera attended. The Tenant attended and was self-represented.

Determinations:

1. The Landlord 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. The Tenant was in possession of the rental unit on the date the application was filed on March 11, 2026.
3. The Tenant vacated the rental unit on April 30, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,825.00. It was due on the first (1st) day of each month.
5. The rent arrears owing to April 30, 2026 are \$8,861.00 which includes the application filing fee of \$186.00.
6. The Landlord collected a rent deposit of \$2,825.00 from the Tenant and this deposit is still being held by the Landlord. The Landlord has paid interest on the last month's rent deposit to the termination date of April 30, 2026. The rent deposit is applied to the arrears of rent because the tenancy terminated.

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.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The total sum of arrears owing up to and including April 30, 2026 as of today's date of May 27, 2026 is \$6,036.00 which includes the application filing fee of \$186.00, less the last month's rent (LMR) deposit of \$2,825.00 (\$8,861.00 arrears including application filing fee - \$2,825.00 LMR deposit = \$6,036.00).
2. The Tenant shall pay the total sum of arrears of \$6,036.00 as noted in paragraph 1 according to the date and amount of each payment as follows:
 - a) On or before June 10, 2026 and on or before the 10th (tenth) day of each consecutive month thereafter for the next 6 months (7 months total including the start date) up to and including December 10, 2026 the amount of \$800.00 per month towards the arrears.
 - b) On or before January 10, 2027 the remaining outstanding balance of arrears in the amount of \$436.00.
3. If the Tenant defaults on any one of the payments noted in paragraph 2, then at the time of default any outstanding balances shall become immediately due and payable and simple interest will begin to accrue on any balances owing pursuant to the Courts of Justice Act.

June 2, 2026
Date Issued

Chris Jackson
Hearing 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.