



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-037846-26

In the matter of: B810, 3200 DAKOTA COMMON
BURLINGTON ON L7M 2A7

Between: Lucas Tam Landlord

And

Robert Zrobok Tenant

Lucas Tam (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Robert Zrobok (the 'Tenant') based on a form N4 notice of termination because the Tenant did not pay the rent that the Tenant owes. The landlord also filed an L2 application for an order to terminate the tenancy and evict the Tenant based on a form N8 notice of termination because the Tenant has been persistently late in paying the Tenant's rent. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

A hearing took place at the Landlord and Tenant Board on June 10, 2026 via video teleconference on VC line 117. The Landlord's Legal Representative Nilo Grabar attended with the Landlord. The Tenant attended and was self-represented.

The parties mutually agreed to resolve all matters at issue in both the L1 and L2 applications 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 tenancy is terminated as of July 31, 2026. The Tenant shall vacate the unit on or before that date.

If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord, on or after August 1, 2026.

The Tenant shall pay the Landlord \$95.34 per day in compensation for the use of the unit from August 1, 2026 to the date the Tenant vacates the unit.

2. The last month's rent deposit is applied to the period of July 2026.

3. With reference to the L1 application, the Tenant owes to the Landlord the total sum of arrears of \$7,486.00 which includes the application filing fee of \$186.00 and represents the total arrears owing up to and including June 30, 2026 as of today's date of June 10, 2026.

However the parties agreed that the Tenant shall pay the sum of \$5,800.00 according to the date and amount of each payment as follows:

- a) On June 10, 2026 the amount of \$2,900.00 towards the arrears.
 - b) On or before June 12, 2026 the agreed upon remaining balance of arrears in the amount o \$2,900.00.
4. If the Tenant fails to comply with any one of the payments noted in paragraph 3 of this order related to the issues in the L1 application, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006* ('RTA'), for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that become owing after June 30, 2026.
 5. Upon the Tenant providing vacant possession of the unit on or before July 31, 2026 as noted in paragraph 1, and upon the Tenant paying the agreed upon amount of \$5,800.00 towards the arrears as noted in paragraph 3, the Landlord agrees to waive the remaining outstanding balance of arrears in the amount of \$1,500.00 (\$7,300.00 total arrears - \$5,800.00 arrears payment = \$1,500.00).
 6. The Landlord agrees to further waive the application filing fee in the amount of \$186.00 in exchange for the Tenant waiving interest owing on the last month's rent deposit.
 7. The Tenant agrees that all utility bills will be paid up to date upon the Tenant providing vacant possession of the unit on or before July 31, 2026.

June 17, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on February 1, 2027 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.