



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

File Number: LTB-L-039204-26

In the matter of: 5, 4 MEADOWBROOK RD
NORTH YORK ON M6B2S4

Between: Jack Schnoll Landlord

And

Baruch Weinles Tenant
Adina Kruger

Jack Schnoll (the 'Landlord') applied for an order to terminate the tenancy and evict Baruch Weinles and Adina Kruger (the 'Tenant') because the Tenant did not pay the rent that the Tenants owe.

This application was scheduled to be heard on July 8, 2026, by video conference. On May 25, 2026, the parties elected to participate in Board facilitated mediation through the Tribunals Ontario online dispute resolution portal with the assistance of John Russett, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board.

This application was heard by videoconference on June 19, 2026.

The Landlord's representative, Julia MacDonald, and the Tenant, Baruch Weinles, representing Adina Kruger attended the hearing. The parties agreed to resolve the issues in the Landlord's application and requested the Board to issue a Consent Order confirming their agreement.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agree that:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The parties agreed to a non-voidable eviction order with a termination date of July 19, 2026.
3. The lawful rent is \$3,382.50. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$111.21. This amount is calculated as follows: \$3,382.50 x 12, divided by 365 days.

5. The Tenants has not made any payments since the application was filed.
6. The rent arrears owing to June 30, 2026, are \$44,892.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$3,300.00 from the Tenants and this deposit is still being held by the Landlord. 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 \$232.21 is owing to the Tenants for the period from July 1, 2023, to June 19, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated.
2. The Tenants shall pay to the Landlord \$40,276.28. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. The Tenants shall also pay the Landlord compensation of \$111.21 per day for the use of the unit starting June 20, 2026, until the date the Tenants moves out of the unit.
4. If the Tenants do not pay the Landlord the full amount owing on or before July 19, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 20, 2026, at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before July 19, 2026, then starting July 20, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 July 20, 2026.

June 23, 2026
Date Issued

John Russett
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on January 20, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay the tenancy is terminated

Rent Owing to Hearing Date	\$43,622.49
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenants paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$3,300.00
Less the amount of the interest on the last month's rent deposit	- \$232.21
Less the amount the Landlord owes the Tenants for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenants is entitled to	- \$0.00
Total amount owing to the Landlord	\$40,276.28
Plus daily compensation owing for each day of occupation starting June 20, 2026	\$111.21 (per day)