



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-102223-25-RV

In the matter of: 1311, 628 FLEET ST
TORONTO ON M5V1A8

Between: Deena Padamadan Landlord

And

James Malinowski Tenant

Review Order

Deena Padamadan (the 'Landlord') applied for an order to terminate the tenancy and evict James Malinowski (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-102223-25 issued on February 17, 2026.

On April 24, 2026, the Landlord requested a review of the order and that the order be stayed until the request to review the order is resolved.

On April 27, 2026 interim order LTB-L-102223-25-RV-IN was issued, staying the order issued on February 17, 2026.

This request was heard by videoconference on June 24, 2026.

The Landlord and the Tenant attended the hearing.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The request to review order LTB-L-102223-25 issued on February 17, 2026 is granted.
The order is canceled and replaced by the following:
2. The tenancy between the Landlord and the Tenant is terminated as of April 14, 2026, the date the Tenant moved out of the rental unit.
3. The Tenant shall pay to the Landlord \$18,316.89. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.

4. If the Tenant does not pay the Landlord the full amount owing on or before July 11, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 12, 2026 at 4.00% annually on the balance outstanding.

June 30, 2026
Date Issued

Lisa Del Vecchio
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$20,800.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,600.00
Less the amount of the interest on the last month's rent deposit	- \$69.11
Total amount owing to the Landlord	\$18,316.89