



Order under Section 16.1 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: James Stella v Klaudia Fajko, 2023 ONLTB 32878

Date: 2023-04-26

File Number: LTB-L-056976-22

In the matter of: 3, 2422 KEELE ST
NORTH YORK ON M6L2N2

Between: James Stella Landlord

And

Klaudia Fajko Tenant

INTERIM ORDER

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

This application was heard by videoconference on April 13, 2023.

The Landlord, the Landlord's representative I Shingait and the Tenant attended the hearing.

Determinations:

1. The hearing is adjourned to allow the Tenant to obtain a Hungarian interpreter.
2. The Landlord's representative requested that the Tenant pay lawful monthly rent to the Landlord by way of cheque, money order or other method but specifically not in cash.

It is ordered that:

1. Parties shall provide the Board with any dates they are unavailable no later than 7 days after the date of this order.
2. The Tenant shall pay to the Landlord the lawful monthly rent (\$2,205.00) in full and on or before the first day of the month, commencing May 1, 2023, until the present application is fully resolved. If the Tenant does not comply, the Landlord may submit a Request to Shorten Time, and the Board may refuse to consider the Tenant's evidence and submissions. The Landlord shall attach this Interim Order to the Request to Shorten Time.

3. The Tenant is directed to remit all payments to the Landlord in a method that is not cash.
4. The Tenant is directed to arrange for a Hungarian language interpreter for the next hearing date. The Tenant can complete and submit the *Accommodation Request Form*, found on the Landlord and Tenant Board website, (<https://tribunalsontario.ca/ltb/forms/>).

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5. On or before May 31, 2023 the Tenant shall provide to the Landlord and the Board:
 - a) a copy of all documents, photographs and other evidence that the Tenant intends to rely on at the next hearing, if not already disclosed. If the Tenant does not comply, the Board may refuse to consider the Tenant's evidence at the next hearing.
6. On or before June 15, 2023, the Landlord shall provide to the Tenant and the Board a copy of all documents, photographs and other evidence not already disclosed. If the Landlord does not comply, the Board may refuse to consider the Landlord's evidence at the next hearing.
7. Any documents, receipts, photographs, recordings or like things the parties intend to rely on at the hearing shall be provided to the Board at the Board's email address for this purpose at LTB-Evidence@ontario.ca. Ensure all documents, receipts, photographs, recordings or like things are labeled for ease of reference at the hearing. The email header should specify "LTB-L-056976-22".

April 26, 2023

Date Issued

Heather Kenny

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.

