



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-081594-25

In the matter of: 7528 COUNTY RD 14
TOTTENHAM ON L0G1W0

Between: 11855999 Ontario Inc. Landlords
Alexandr Shishkin

And

Anton Shelest Tenants
Igor Palchkov

11855999 Ontario Inc. and Alexandr Shishkin (the 'Landlords') applied for an order to terminate the tenancy and evict Anton Shelest and Igor Palchkov (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on December 10, 2025.

Only the Landlords' Legal Representative, Sean Leonard O'Connor, attended the hearing.

As of 12:56 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlords' evidence.

Determinations:

Preliminary Issue: Removal of Adam Shevchenko as a Tenant

1. At the outset of the hearing the Landlord sought to amend the application to remove Adam Shevchenko as a Tenant to the application. With the Tenants not in attendance at the hearing and no opposition to the request, the amendment is granted and Adam Shevchenko is removed as a Tenant.

L1 Application

2. The Landlords served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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.

3. As of the hearing date, the Tenants were still in possession of the rental unit.
4. The lawful rent is \$3,700.00. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$121.64. This amount is calculated as follows: $\$3,700.00 \times 12$, divided by 365 days.
6. The Tenants have not made any payments since the application was filed.
7. The rent arrears owing to December 31, 2025, is \$81,400.00.
8. The rent arrears owing to the Landlords are more than the LTB's monetary jurisdiction. Under subsection 207(1) of the Residential Tenancies Act, 2006 (the 'Act') the LTB may order payment up to \$50,000.00. Proceeding with this application at the LTB extinguishes any rights the Landlords may have to claim the full amount owing at the LTB or a court. The Landlords was made aware of the LTB's monetary jurisdiction and chose to proceed with this application.
9. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlords collected a rent deposit of \$3,700.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
11. Interest on the rent deposit, in the amount of \$376.13 is owing to the Tenants for the period from May 11, 2020, to December 10, 2025.
12. The Tenants is being ordered to pay \$50,000.00 for rent arrears and daily compensation, plus the Landlords' cost of filing the application, if the Tenants do not void the order. However, if the Tenants chooses to void this order and continue the tenancy, they must pay the full amount of arrears and costs owing to the Landlords.
13. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlords attempted to negotiate a repayment agreement with the Tenants and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
14. The Landlord sought a termination of the tenancy due to the rental arrears owing. The Tenants did not attend the hearing to provide submissions regarding their circumstances and the Landlord's Legal Representative was unaware of any circumstances to consider with respect to relief from eviction.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated unless the Tenants void this order.

2. The Tenants may void this order and continue the tenancy by paying to the Landlords or to the LTB in trust:

- \$85,286.00 if the payment is made on or before January 17, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after January 17, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before January 17, 2026.**
5. If the Tenants do not void the order, the Tenants shall pay to the Landlords \$50,186.00. 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 Landlords owe on the rent deposit are deducted from the amount owing by the Tenants. The amount the Tenants is ordered to pay, excluding costs, is limited by the LTB's monetary jurisdiction. See Schedule 1 for the calculation of the amount owing.
6. If the Tenants do not pay the Landlords the full amount owing on or before January 17, 2026, the Tenants will start to owe interest. This will be simple interest calculated from January 18, 2026, at 4.00% annually on the balance outstanding.
7. If the unit is not vacated on or before January 17, 2026, then starting January 18, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after January 18, 2026.

January 6, 2026
Date Issued

Sean Ramage
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on July 18, 2026, 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 to void the eviction order and continue the tenancy if the payment is made on or before January 17, 2026

Rent Owing To January 31, 2026	\$85,100.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$85,286.00

B. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$78,916.40
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,700.00
Less the amount of the interest on the last month's rent deposit	- \$376.13
Total amount owing to the Landlords (limited by monetary jurisdiction)	\$50,186.00