



**Order under Section 87
Residential Tenancies Act, 2006**

File Number: LTB-L-055238-24

In the matter of: 311, 425 WILSON AVE
KITCHENER ON N2C2R8

Between: Drewlo Holdings Inc. Landlord

And

Zenon Knopinski Former Tenant
Maria Knopinski

Drewlo Holdings Inc. (the 'Landlord') applied for an order requiring Zenon Knopinski and Maria Knopinski (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

The Landlord also claimed charges related to NSF cheques.

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

Only the Landlord attended the hearing.

As of 9:30a.m., the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence

Determinations:

1. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure. These documents were served on December 8, 2025, by mailing them to the Former Tenant's current address.
2. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.
3. The Landlord indicated at the hearing that they are seeking one month of unpaid rent in the amount of \$1,181.11. The Landlord submits that the arrears period began on April 1, 2024. The Landlord submits that the Former Tenant vacated the rental unit on July 9, 2024. However, the Landlord indicated at the hearing that they are only seeking arrears up until June 30, 2024. The only rent paid by the Former Tenant for the three-month arrears

period is one month's rent. The Landlord collected a rent deposit that is still being held by the Landlord that will be applied to the last month of rent.

8. The Landlord is entitled to \$60.00 to reimburse the Landlord for administration charges and \$15.00 for bank fees the Landlord incurred as a result of 3 cheques given by or on behalf of the Former Tenant which were returned NSF.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$1,442.11, which represents rent owing up to June 30, 2024, \$75.00 for NSF charges, and \$186.00 for the cost of filing the application.
2. If the Former Tenant does not pay the Landlord the full amount owing on or before February 9, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from February 10, 2026 at 4.00% annually on the balance outstanding.

January 29, 2026
Date Issued

Amanda Kovats
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.