



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-095393-25

In the matter of: 411, 81 TOWNSGATE DR
THORNHILL ON L4J8E6

Between: Kelly Ohayon Landlord

And

Natia Bigiashvili Tenant

Kelly Ohayon (the 'Landlord') applied for an order requiring Natia Bigiashvili (the 'Tenant') to pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on January 22, 2026.

Only the Landlord attended the hearing.

As of 9:52am, the Tenant was 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 Landlord's evidence.

Determinations:

1. At the hearing the Landlord confirmed that they had received an order from the Board in relation to this tenancy on January 13, 2026, in LTB-L-059914-25. This was an L1 Application, and the order issued by the Board determined that the arrears owed to September 30, 2025 were \$8,100.00. The order provided a delayed termination to October 31, 2025, and also ordered the Tenant to pay daily compensation from September 26, 2025 until they moved out of the rental unit.
2. At the hearing before me the Landlord explained that the issuance of LTB-L-059914-25 had been delayed, and the Tenant had made additional payments before the order was issued. Accordingly, the Landlord filed this L9 Application, seeking the same arrears as LTB-L-059914-25, but factoring in the payments made prior to the issuance of LTB-L-059914-25 so that they could demonstrate to the Tenant how much remained outstanding.
3. Given that this Application seeks the same arrears as LTB-L-059914-25, and the Landlord has already received an order from the Board for those arrears including any ongoing daily

compensation, I am satisfied that it would constitute double recovery if I were to order the same arrears be paid under this L9.

4. Therefore, the Landlord's Application shall be dismissed as moot.

It is ordered that:

1. The Landlord's Application is dismissed.

February 3, 2026

Date Issued

Reid Jackson

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.