



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-098904-24

In the matter of: 25 Irwin Avenue East
Essex Ontario N8W2S7

Between: Jovan Brujic Landlord

And

Krystal Lambier Former Tenant

Jovan Brujic (the 'Landlord') applied for an order requiring Krystal Lambier (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on January 27, 2026.

Only the Landlord's Legal Representative Mira Dobric attended the hearing.

As of 10:34 a.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. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenant must pay the Landlord \$6,401.00 by February 14, 2026.
2. 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 section 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure. The documents were served by email and by sending the documents to the Former Tenant's current residence.
3. The Landlord's Legal Representative advised the Board that on January 21, 2026, the Former Tenant emailed her requesting she consent to rescheduling the January 27, 2026 Board hearing. Ms. Dobric did not provide her consent but submitted the Former Tenant was aware of the hearing.
4. The Former Tenant vacated the rental unit on April 30, 2024.

5. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.

Rent and daily compensation owing

6. The lawful rent was \$2,000.00. It was due on the 1st day of each month.
7. Based on the Monthly rent, the daily rent/compensation is \$65.75. This amount is calculated as follows: $\$2,000.00 \times 12$, divided by 365 days.
8. The Former Tenant has not made any payments since the application was filed.
9. The tenancy ended on April 30, 2024 as a result of the Former Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenant's obligation to pay rent ended on that date.
10. The rent arrears and daily compensation owing to April 30, 2024 are \$6,200.00.
11. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.
12. There is no last month's rent deposit.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$6,401.00, which represents rent and compensation owing up to April 30, 2024 and costs.
2. If the Former Tenant does not pay the Landlord the full amount owing on or before February 14, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from February 15, 2026 at 4.00% annually on the balance outstanding.

February 3, 2026

Date Issued

John Cashmore

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.