



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-090773-25

In the matter of: Basement, 2903 CLEMENCEAU BLVD
WINDSOR ON N8T2R2

Between: Marija Vujatovic Landlord

And

Nikola Juncaj Tenant

Marija Vujatovic (the 'Landlord') applied for an order to terminate the tenancy and evict Nikola Juncaj (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (hereafter referred to as the 'L1 Application'),
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant (hereafter referred to as the 'L2 Application').

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date

This application was heard by videoconference on February 2, 2026.

Only the Landlord's Legal Representative, Kristen Jarvis, attended the hearing.

As of 9:39am, 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:

L1 Application

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on January 26, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent was \$1,100.00. It was due on the first (1st) day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to January 26, 2026, are \$5,340.16.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

L2 Application

9. As the Tenant had already vacated the rental unit prior to the hearing, the Landlord sought to amend their application in order to withdraw their claims related to the L2 Application.
10. Pursuant to subsection 200(1) of the *Residential Tenancies Act, 2006* and Rule 15 of the Board's *Rules of Procedure*, I granted the amendment request.

It is ordered that:

L1 Application

1. The tenancy between the Landlord and the Tenant is terminated as of January 26, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$5,526.16. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before February 21, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 22, 2026, at 4.00% annually on the balance outstanding.

L2 Application

4. The L2 Application is dismissed, as withdrawn.

February 10, 2026
Date Issued

Alexandre Traboulsi
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$5,340.16
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$5,526.16