



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

File Number: LTB-L-004354-26

In the matter of: Basement, 128 Crown Cres.
Bradford, ON L3Z 2L4

Between: Sergei Degtiarev Landlord

And

Jack Buckle Tenant

Sergei Degtiarev (the 'Landlord') applied for an order requiring Jack Buckle (the 'Tenant') to pay the rent owed.

This application was heard by videoconference on February 23, 2026.

Only the Landlord attended the hearing.

As of 9:38 a.m., the Tenant was not present, nor 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. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from August 1, 2025, to February 28, 2026.
3. The lawful rent is \$1,600.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to February 28, 2026, are \$4,783.33.
6. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$4,984.33. This amount includes rent arrears owing up to February 28, 2026, and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before March 14, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 15, 2026, at 4.00% annually on the balance outstanding.

March 3, 2026

Date Issued

Ken Audziss

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.