



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

**File Number:** LTB-L-058695-25

**In the matter of:** 81 SASS CRES  
PARIS ON N3L0J3

**Between:** Olatunde Alex Adegoke Landlord

**And**

Goran Miskovic Former Tenants  
Milica Miskovic

Olatunde Alex Adegoke (the 'Landlord') applied for an order requiring Goran Miskovic and Milica Miskovic (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

This application was heard by videoconference on March 3, 2026.

Only the Landlord attended the hearing.

As of 9:51 a.m., the Former Tenants were 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 Tenants shall be required to compensate the Landlord pursuant to the terms of this order.
2. I am satisfied that the Landlord served the Former Tenants 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.
3. The L10 application, Notice of Hearing, and evidence documents were served on October 30, 2025, by mailing a copy of the documents to the Former Tenants' current place of residence, deemed served November 4, 2025.
4. The Former Tenants vacated the rental unit on June 30, 2025.

5. The application was filed within one year after the Former Tenants ceased to be in possession of the rental unit.
8. The lawful rent was \$3,900.00. It was due on the 1st day of each month.
9. Based on the Monthly rent, the daily rent/compensation is \$128.22. This amount is calculated as follows:  $\$3,900.00 \times 12$ , divided by 365 days.
10. The Former Tenants have not made any payments since the application was filed.
11. The Former Tenants are no longer in possession of the rental unit. The tenancy was not lawfully terminated 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 July 31, 2025.
12. On June 3, 2025, the Former Tenants provided the Landlord with notice to terminate the tenancy on June 30, 2025. The Landlord did not accept the notice of termination. The Former Tenants were required to provide the Landlord with a minimum of 60 days' notice. The Landlord sought compensation to July 31, 2025.
13. The rent arrears and daily compensation owing to July 31, 2025, are \$7,800.00.
14. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
15. There is no last month's rent deposit.

**It is ordered that:**

1. The Former Tenants shall pay to the Landlord \$7,800.00, which represents rent and compensation owing up to July 31, 2025.
2. The Former Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Former Tenants owe the Landlord is \$7,986.00\*. See Schedule 1 for the calculation of the amount owing.
4. If the Former Tenants do not pay the Landlord the full amount owing on or before March 22, 2026, the Former Tenants will start to owe interest. This will be simple interest calculated from March 23, 2026, at 4.00% annually on the balance outstanding.

**March 11, 2026**  
**Date Issued**

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Ilan Shingait  
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.

\* Refer to the attached Summary of Calculations.

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

**Amount the Former Tenant must pay the Landlord:**

|                                              |            |
|----------------------------------------------|------------|
| Rent and Compensation Owing to July 31, 2025 | \$7,800.00 |
| Application Filing Fee                       | \$186.00   |
| Total amount owing to the Landlord           | \$7,986.00 |