



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

File Number: LTB-L-104332-25

In the matter of: 601, 21 MAYFAIR AVE
TORONTO ON M5N2N5

Between: Frastell Property Management Inc Landlord

And

Volodymyr Troyan Tenants
Liliya Troyan

Frastell Property Management Inc (the 'Landlord') applied for an order requiring Volodymyr Troyan and Liliya Troyan (the 'Tenants') to pay the rent that the Tenants owe.

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

Only the Landlord's Legal Representative, Faith McGregor, attended the hearing.

As of 1:55 p.m., the Tenants were 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. The Tenants vacated the rental unit on January 28, 2026. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants did not pay the total rent they were required to pay for the period from November 1, 2025, to January 28, 2026.
3. The lawful rent is \$3,100.62. It is due on the 1st day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The tenancy ended on January 28, 2026, as a result of the Tenants moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenants' obligation to pay rent also ended on that date.
6. The rent arrears and daily compensation owing to January 28, 2026, are \$8,888.18.

7. The Landlord collected a rent deposit of \$3,100.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
8. Interest on the rent deposit, in the amount of \$4.99 is owing to the Tenants for the period from January 1, 2026, to January 28, 2026.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay to the Landlord \$5,969.19. This amount includes rent arrears owing up to January 28, 2026, and the cost of the application minus the rent deposit and interest owing.
2. If the Tenants do not pay the Landlord the full amount owing on or before March 20, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 21, 2026, at 4.00% annually on the balance outstanding.

March 9, 2026
Date Issued

Rachel Gibbons
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.