



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-055911-25

In the matter of: 110, 2600 DON MILLS RD
NORTH YORK ON M2J3B4

Between: Hunters Lodge Apts. Inc. Landlord

And

Sergei Borovik Former Tenant
Alena Borovik
Daniil Borovik

Hunters Lodge Apts. Inc. (the 'Landlord') applied for an order requiring Sergei Borovik, Alena Borovik and Daniil Borovik (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on February 19, 2026.

The Landlord was represented at the hearing by Howard Levenson

As of 9:28 AM 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 shall pay the Landlord **\$2,588.03**.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
3. These documents were served on October 17, 2025 by e-mail.
4. The Former Tenant vacated the rental unit on July 1, 2025.
5. The Former Tenant is 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 August 31, 2025.

6. The rent arrears and daily compensation owing to August 31, 2025, are \$4,885.38
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,442.69 from the Former Tenant and this deposit is still being held by the Landlord. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
9. Interest on the rent deposit, in the amount of \$40.66 is owing to the Former Tenant for the period from January 1, 2025 to August 31, 2025.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$4,885.38, which represents rent and compensation owing up to August 31, 2025.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The Landlord owes \$2,483.35 which is the amount of the rent deposit and interest on the rent deposit, and this is deducted from the amount owing by the Former Tenant.
4. The total amount the Former Tenant owes the Landlord is **\$2,588.03***. See Schedule 1 for the calculation of the amount owing.
5. If the Former Tenant does not pay the Landlord the full amount owing on or before March 27, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from March 28, 2026 at 4.00% annually on the balance outstanding.

March 16, 2026
Date Issued

Bryan Delorenzi
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 August 31, 2025	\$4,885.38
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,442.69
Less the amount of the interest on the last month's rent deposit	- \$40.66
Total amount owing to the Landlord	\$2,588.03