



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

File Number: LTB-L-108601-25

In the matter of: 908, 3091 Dufferin Street
Toronto ON M6A0C4

Between: Eliyahu Zusia Goldberg Landlord

And

Varga Laszlo Tenant

Eliyahu Zusia Goldberg (the 'Landlord') applied for an order to terminate the tenancy and evict Varga Laszlo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 11, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

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 February 22, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,300.00. It was due on the 10th day of each month.
5. The Tenant has not made any payments to the Landlord since the application was filed.
6. The rent arrears owing to February 22, 2026, are \$5,583.06.
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 \$2,300.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.

9. Interest on the rent deposit, in the amount of \$29.24 is owing to the Tenant for the period from July 17, 2025, to February 22, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 22, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$3,439.82. This is the amount the Tenant owes the Landlord for rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application.
3. If the Tenant does not pay the Landlord the full amount owing on or before March 27, 2026, the 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

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.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing To Move Out Date	\$5,583.06
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$00.00
Less the amount of the last month's rent deposit	- \$2,300.00
Less the amount of the interest on the last month's rent deposit	- \$29.24
Total amount owing to the Landlord	\$3,439.82