



AMENDED ORDER
Order under Section 87
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act

File Number: LTB-L-054813-25-AM

In the matter of: 202, 40 LANDRY ST
VANIER ON K1L8K4

Between: Vladislav Petkovic Landlord

And

Hugo Lefebvre Former Tenant

Pursuant to a request filed by the Landlord on March 19, 2026 this order is amended as below.

The order is amended to correct a clerical error in the arrears owing the Landlord. The amendment is bold highlighted and underlined for ease of reference.

Vladislav Petkovic (the 'Landlord') applied for an order requiring Hugo Lefebvre (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on February 17, 2026.

Only the Landlord attended the hearing.

As of 11:21am, 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.
2. I am satisfied that the Landlord served the Former Tenant 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. 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.
4. These documents were served on January 11, 2026 by email.
5. Although the Landlord did not have written authorization to send the notice of hearing and application by email, the Landlord submitted a copy of a text message he sent the Former Tenant to inform him of the email he sent with the documents.
6. The Landlord's text to the Former Tenant shows the text message as delivered.
7. Section 191(2) of the *Residential Tenancies Act, 2006* (the "Act") deems a notice or document to be validly given if it is proven that its contents came to the attention of the person for whom it was intended within the required time period.
8. Based on the Landlord's submissions and the status of the Landlord's text as "delivered" I am satisfied that the Former Tenant was provided proper service of the documents within the required time.
9. The Former Tenant vacated the rental unit on June 27, 2025.
10. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.

Rent arrears owing

8. The lawful rent was \$1,982.00. It was due on the 1st day of each month.
9. Based on the Monthly rent, the daily rent/compensation is \$65.16. This amount is calculated as follows: \$1,982.00 x 12, divided by 365 days.
10. The Former Tenant has not made any payments since the application was filed.
11. 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 June 27, 2025.
12. The rent arrears and daily compensation owing to are ~~\$2,346.32~~ up to **June 27, 2025 are \$4,551.00.**
13. 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.
16. Although this order does not specifically address each piece of evidence individually or reference all the testimony, I have considered all of the evidence presented at the hearing and all of the oral testimony when making my determinations.

17. This order contains all reasons for the determinations and order made. No further reasons will be issued.

It is ordered that:

1. The Former Tenant shall pay to the Landlord ~~\$2,346.32~~ **\$4,551.00**, which represents rent and compensation owing up to **June 27, 2025**.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlord is ~~\$2,532.32~~ **\$4,737.00***. See Schedule 1 for the calculation of the amount owing.
4. If the Former Tenant does not pay the Landlord the full amount owing on or before March 7, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from March 8, 2026 at 4.00% annually on the balance outstanding.

February 24, 2026
Date Issued

March 24, 2026
Date Amended

Greg Brocanier
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	\$2,346.32 <u>\$4,551.00</u>
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$2,532.32 <u>\$4,737.00</u>