



**Order under Section 87 / 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-011908-25

In the matter of: 604, 383 Albert Street
Ottawa ON K1R0C8

Between: Jennifer Zhavoronkova Landlord

And

Rachel Ann McIntyre Former Tenant

Jennifer Zhavoronkova (the 'Landlord') applied for an order requiring Rachel Ann McIntyre (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

Jennifer Zhavoronkova (the 'Landlord') applied for an order requiring Rachel Ann McIntyre (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

Jennifer Zhavoronkova (the 'Landlord') applied for an order requiring Rachel Ann McIntyre (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was heard by videoconference on January 13, 2026.

Only the Landlord and the Landlord's Legal Representative Olga Pozanyakova attended the hearing.

As of 12:02 p.m., the Former Tenant was/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.

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 29, 2025, by mail. I am satisfied based on the Landlord's evidence that the Tenant mailing address was obtained and these documents were served on the Tenant.
4. The Former Tenant vacated the rental unit on May 14, 2024.
5. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit. The Tenant vacated the rental unit on May 24, 2024, and this application was filed on February 10, 2025, which is within one year.
8. The Former Tenant has not made any payments since the application was filed.
9. 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, 2024. I come to that conclusion as the lease agreement was to have expired on August 31, 2024, and this agreement was broken early by the Tenant.
10. The rent arrears and daily compensation owing to are \$2,200.00.
11. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
12. There is no last month's rent deposit.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$2,200.00, which represents rent and compensation owing up to May 31, 2024.
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 **\$2,386.00***. 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 April 13, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from April 14, 2026, at 4.00% annually on the balance outstanding.

April 2, 2026
Date Issued

Anthony Bruno
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, 2024	\$2,200.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$2,386.00