



Order under Section 89 Residential Tenancies Act, 2006

Citation: Drummond Place v Rrovert, 2026 ONLTB 31940

Date: 2026-04-27

File Number: LTB-L-108321-25

In the matter of: 103, 5521 DRUMMOND RD
NIAGARA FALLS ON L2G7G8

Between: Drummond Place Landlord

And

Isaiha Rrovert Tenant

Drummond Place (the 'Landlord') applied for an order requiring Isaiha Rrovert (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on April 14, 2026.

Only the Landlord, represented by Joey Kay, attended the hearing. The Landlord presented two witnesses, Myles Mcdonald the Landlord's resident manager, and Suprab Rajbhkndari, property manager, to present evidence related to the damages at the rental unit.

As of 11:12 AM, the Tenant was 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 tenancy was terminated by way of a previous consent order. The tenancy was terminated on December 31, 2025, and the Tenant subsequently vacated on January 29, 2026. As such, termination of the tenancy is not longer requested.
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 January 29, 2026.
4. The Tenant, another occupant of the rental unit or a person whom the Tenant permitted in the residential complex wilfully or negligently caused undue damage to the rental unit or

residential complex. The unit had many areas that were damaged and required repair or replacement, including for instance: the laminate wood flooring in the unit was damaged, the kitchen counter had burn stains which required replacement, the appliances were scratched and unusable, the kitchen cabinets / drawers were missing, missing hardware or damages, the walls and floors were required to be cleaned of debris, feces, writing, nicotine stains, repainted the original colour, cracked tiles replaced, doors and walls repaired and/or replaced, bathroom vanity and sink replaced due to broken wood cupboard and cracked sink, and content clean up and removal.

5. The Landlord has incurred or will incur reasonable costs of \$16,863.94 to repair the damage and/or replace property that was damaged and cannot be repaired.
6. 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 Tenant shall pay to the Landlord \$16,863.94, which represents the reasonable costs of repairing the damage and/or replacing the damaged property.
2. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Tenant must pay the Landlord is \$17,046.94.
4. If the Tenant does not pay the Landlord the full amount owing on or before May 8, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 9, 2026, at 4.00% annually on the balance outstanding.

April 27, 2026
Date Issued

Jeanie Theoharis
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.