



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013440-26

In the matter of: 221 HUNTINGTON CRES
COURTICE ON L1E 3J5

Between: VOLODYMYR LYCHMAN Landlord

And

KINGDOM MANAGEMENT GROUP INC. Tenant

Volodymyr Lychman (the 'Landlord') applied for an order to terminate the tenancy and evict Kingdom Management Group Inc. (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 22, 2026.

Only the Landlord's legal representative, Jimmy Gangadin attended the hearing.

As of 10:36am, 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:

Preliminary Issue:

Amendment of the L1 Application

1. The Landlord's legal representative submitted an L1 Application that included arrears beginning October 1, 2021, which was not consistent with the N4 Notice served on the Tenant which indicates the arrears start October 1, 2022. The Landlord's legal representative submits this was a clerical error and requested to amend the L1 Application to reflect the arrears as outlined within the N4 Notice.
2. The L1 Application and N4 Notice include the same total amount of alleged arrears, as well as amounts paid by the Tenant. As such, I find it more likely than not this was a clerical error which has not caused substantial prejudice to the Tenant.
3. Accordingly, I granted the Landlord legal representative's request to amend in accordance with the Board Rules of Procedure 15.4.

Non-Payment of Rent

4. 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.
5. As of the hearing date, the Tenant was still in possession of the rental unit.
6. The lawful rent is \$3,300.00. It is due on the 1st day of each month.
7. Based on the Monthly rent, the daily rent/compensation is \$108.49. This amount is calculated as follows: \$3,300.00 x 12, divided by 365 days.
8. The Tenant has not made any payments since the application was filed.
9. The rent arrears owing to April 30, 2026 are \$18,815.00.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. The Landlord collected a rent deposit of \$2,885.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
12. Interest on the rent deposit, in the amount of \$247.41 is owing to the Tenant for the period from October 18, 2022 to April 22, 2026.
13. The Landlord's legal representative stated that the Tenant communicated that they would supply a payment plan but did not provide one. The Landlord's legal representative submits that they are unaware of any circumstances the Board should be aware of when considering delaying or denying eviction.
14. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including the significant arrears and whether the Landlord attempted to negotiate a repayment agreement with the Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$22,301.00 if the payment is made on or before May 12, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent

that became due after May 12, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.

4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before May 12, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$14,955.37. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$108.49 per day for the use of the unit starting April 23, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before May 12, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 13, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 12, 2026, then starting May 13, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 13, 2026.

May 1, 2026
Date Issued

Angela Smith
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 13, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 12, 2026

Rent Owing To May 31, 2026	\$22,115.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$22,301.00

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$17,901.78
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,885.00
Less the amount of the interest on the last month's rent deposit	- \$247.41
Total amount owing to the Landlord	\$14,955.37
Plus daily compensation owing for each day of occupation starting April 23, 2026	\$108.49 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	