



## Order under Section 87 Residential Tenancies Act, 2006

**Citation:** IONITA v Hwang, 2026 ONLTB 34467

**Date:** 2026-05-04

**File Number:** LTB-L-095762-25

**In the matter of:** 912, 85 BLOOR ST E  
TORONTO ON M4W3Y1

**Between:** IULIAN IRINEL IONITA Landlord

**And**

CHUL Hwang Former Tenants  
Heejoo Kang

IULIAN IRINEL IONITA (the 'Landlord') applied for an order requiring CHUL Hwang and Heejoo Kang (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

This application was heard by videoconference on April 27, 2026.

The Landlord and the Former Tenant, Heejoo Kang (HK), attended the hearing. HK declined to speak to Tenant Duty Counsel prior to the start of this proceeding.

### **Determinations:**

1. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities. **Therefore, the Former Tenants shall pay the Landlord \$1,770.29 on or before July 30, 2026.**
2. I am satisfied that the Landlord served the Former Tenants 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. These documents were served on March 6, 2026, via email correspondence pursuant to the parties' tenancy agreement, which was submitted as evidence by the Landlord.
4. The Former Tenants vacated the rental unit on June 30, 2025.
5. The application was filed within one year after the Former Tenants ceased to be in possession of the rental unit. The application was filed with the Board on November 13, 2025.

6. The lawful rent was \$2,350.00. It was due on the 1st day of each month.
7. The Former Tenants have not made any payments since the application was filed.
8. The tenancy ended on as a result of the Former Tenants moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenants' obligation to pay rent ended on that date (June 30, 2025).
9. The rent arrears and daily compensation owing to June 30, 2025, are \$1,584.29. The Former Tenant, HK acknowledged that the rent arrears owing to the Landlord by the Former Tenants was this amount but sought 5 months to pay said arrears and the costs of this application, given the Former Tenants personal and financial circumstances.
10. The Landlord sought the outstanding rent arrears and costs be paid as soon as possible and sought a standard payment order.
11. 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.

**It is ordered that:**

1. The Former Tenants shall pay to the Landlord \$1,584.29, which represents rent and compensation owing up to June 30, 2025.
2. The Former Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
3. The Total the Former Tenants owe the Landlord is \$1,770.29.
4. If the Former Tenants do not pay the Landlord the full amount owing on or before July 30, 2026, the Former Tenants will start to owe interest. This will be simple interest calculated from July 31, 2026, at 4.00% annually on the balance outstanding.

**May 4, 2026**  
**Date Issued**

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Panagiotis P. Roupas  
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor  
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.