



Order under Section 87 Residential Tenancies Act, 2006

Citation: Kisselev v Lankarany, 2026 ONLTB 34532

Date: 2026-05-04

File Number: LTB-L-097442-25

In the matter of: 3405, 2900 HIGHWAY 7
CONCORD ON L4K0G3

Between: Kirill Kisselev
Dina Jankovic
Landlords

And

Ashkan Lankarany
Former Tenant

Kirill Kisselev and Dina Jankovic (the 'Landlords') applied for an order requiring Ashkan Lankarany (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

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

Only the Landlords attended the hearing.

As of 9:30 a.m., the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlords. 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 Landlords proved the allegations contained in the application on a balance of probabilities. **Therefore, the Former Tenant shall pay the Landlords \$2,386.00 on or before May 15, 2026.**
2. I am satisfied that the Landlords 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 and s191(2) of the Act.
3. These documents were served on February 25, 2026 (Notice of Hearing) (L10 application) by sending the documents by regular mail to the Former Tenant's current residence as per the Landlords Certificate of Service filed with the Board.
4. The Former Tenant vacated the rental unit on July 14, 2025.

5. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit. On November 19, 2025, the Landlords filed an L10 application to recover compensation rent and compensation owing. That application was filed under section 87, which provides, in part:

Application for arrears of rent

87 (1) A landlord may apply to the Board for an order requiring a tenant or former tenant to pay arrears of rent if,

- (a) the tenant or former tenant did not pay rent lawfully required under the tenancy agreement; and
- (b) in the case of a tenant or former tenant no longer in possession of the rental unit, the tenant or former tenant ceased to be in possession on or after the day subsection 18 (1) of Schedule 4 to the *Protecting Tenants and Strengthening Community Housing Act, 2020* comes into force.

Application under subs. (1)

- (1.1) An application under subsection (1) may be made,
 - (b) no later than one year after the tenant or former tenant ceased to be in possession of the rental unit.

6. The lawful rent was \$2,200.00. It was due on the 1st day of each month.
7. The Former Tenant had not made any payments to the Landlords since the application was filed.
8. The tenancy ended on as a result of the Former Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenant obligation to pay rent ended on July 14, 2025.
9. The rent arrears and daily compensation owing to July 14, 2025, is \$2,200.00
10. The Landlords are seeking:
 - (a) \$2,200.00 for arrears of rent from May 15, 2025, to July 14, 2025.
11. The Landlords are also claiming the \$186.00 filing fee for this application and are entitled to the same.
12. I am satisfied that the Landlords are entitled to claim compensation from the Former Tenant under section, 87 of the Act. The Landlords further submitted evidence of total rent owing.
13. There is no last month's rent deposit.

It is ordered that:

1. The Former Tenant shall pay to the Landlords \$2,200.00, which represents rent and compensation owing up to July 14, 2025.
2. The Former Tenant shall also pay to the Landlords \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlords is \$2,386.00*. See Schedule 1 for the calculation of the amount owing.
4. If the Former Tenant does not pay the Landlords the full amount owing on or before May 15, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from May 16, 2026 at 4.00% annually on the balance outstanding.

May 4, 2026
Date Issued

Panagiotis P. Roupas
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 July 14, 2025	\$2,200.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$2,386.00