



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015411-26

In the matter of: 513, 5191 DUNDAS ST W
ETOBICOKE ON M9A0B2

Between: Concert Realty Services LTD. on Behalf of Landlord
Dunbloor Developments Inc.
Concert Realty Services LTD. on Behalf of
Dunbloor Developments Inc.

And

Karina Kutsarova Tenant
Abeli Sikharulidze

Concert Realty Services LTD. on Behalf of Dunbloor Developments Inc. and Concert Realty Services LTD. on Behalf of Dunbloor Developments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Karina Kutsarova and Abeli Sikharulidze (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 29, 2026.

The Landlord's agent, Kelly Cascagnette, and the Tenant attended the hearing.

Determinations:

1. 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.
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 February 25, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The Landlord's representative requested that the arrears be calculated up to March 31, 2026 because the Tenant did not provide at least 60 days' notice before they vacated.
5. The LTB's Interpretation Guideline 11: Rent Arrears explains the LTB's approach when a landlord files an L1 application and the tenant vacates the rental unit before the hearing

date. Although the guideline is not binding on me, I find it persuasive, and I choose to follow it. The guideline explains:

In some cases, the evidence may establish that the tenant moved out of the rental unit after the L1 Application was filed, but before the hearing date. In that case, the LTB's order will generally include a determination that the tenancy ended on the date the tenant moved out. Further, the order will generally: (1) end the tenancy effective the date the tenant moved out of the rental unit without ordering enforcement through the Court Enforcement Office (Sheriff); and (2) require the tenant to pay rent arrears ending on the date the tenancy ended.

6. The lawful rent is \$2,461.00. It was due on the 1st day of each month.
7. The Tenant has not made any payments since the application was filed.
8. The rent arrears owing to February 25, 2026 are \$2,022.75.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$2,461.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
11. Interest on the rent deposit, in the amount of \$42.62 is owing to the Tenant for the period from May 1, 2025 to February 25, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 25, 2026, the date the Tenant moved out of the rental unit.
2. The Landlord shall pay to the Tenant \$294.87. The Tenant owes the Landlord rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The amount of rent deposit and interest the Landlord owes on the rent deposit exceeds the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Landlord does not pay the Tenant the full amount owing on or before May 15, 2026, the Landlord 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

Vinuri Sivalingam
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$2,022.75
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,461.00
Less the amount of the interest on the last month's rent deposit	- \$42.62
Total amount owing to the Landlord	\$(294.87)