



**Order under Section 94
Residential Tenancies Act, 2006**

File Number: LTB-L-003284-26

In the matter of: 102, 25 STONG CRT
NORTH YORK ON M3N1P1

Between: New Glen Investments Landlord

And

Szilvia Angyal Tenant
Ferenc Pap

New Glen Investments (the 'Landlord') applied for an order to terminate the tenancy and evict Szilvia Angyal and Ferenc Pap (the 'Tenant') because:

- the rental unit is the superintendent's premises and the Tenant's employment as superintendent has ended.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on March 12, 2026.

Only the Landlord's Legal Representative, Martin Zarnett, and the Landlord's Agent, Jody baker attended the hearing.

As of 9:35 a.m., 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. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy and the claim for compensation in the application. Therefore, the tenancy is terminated on March 10, 2026.
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 March 10, 2026.

4. The Landlord terminated the employment of the Tenant on December 17, 2025. The Tenant has not vacated the superintendent's premises and more than one week has passed since their employment was terminated.
5. Based on the monthly rent, the daily compensation is \$49.71. This amount is calculated as follows: $\$1,512.02 \times 12$, divided by 365 days.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 10, 2026.
2. The Tenant shall pay to the Landlord \$3,827.67, which represents compensation for the use of the unit from December 24, 2025 to March 10, 2026.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. The total amount the Tenant must pay the Landlord is \$186.00.
5. If the Tenant does not pay the Landlord the full amount owing on or before June 13, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 14, 2026 at 4.00% annually on the balance outstanding.

June 2, 2026
Date Issued

Samantha Greaves
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.