



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-026986-26

In the matter of: 402, 2222 WESTON RD
NORTH YORK ON M9N1Y7

Between: Blackstar 2220 & 2222 Weston Limited Landlord
Partnership

And

Gyula Kovacs Tenants
Viraq Viktoria Kovacs

Blackstar 2220 & 2222 Weston Limited Partnership (the 'Landlord') applied for an order requiring Gyula Kovacs and Viraq Viktoria Kovacs (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on June 3, 2026.

Only the Landlord's Representative, Sylwia McArthur, attended the hearing.

The Tenants were 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. The Landlord's legal representative advised that the property was sold and their entitlement to rent ends May 31, 2026; rent due beginning June 1, 2026 is due to the purchasing landlord.
2. The Tenants did not pay the total rent they were required to pay for the period from February 1, 2026, to May 31, 2026.
3. The lawful rent is \$2,608.65. It is due on the 1st day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The rent arrears and daily compensation owing to May 31, 2026, are \$10,330.23.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay to the Landlord \$10,516.23. This amount includes rent arrears owing up to May 31, 2026, and the cost of the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before June 21, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 22, 2026, at 4.00% annually on the balance outstanding.

June 10, 2026
Date Issued

Dawn Carr
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.