



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-025272-26

In the matter of: 205, 7737 Lundy's Lane
Niagara Falls ON L2H3W9

Between: 1000977112 Ontario Inc c/o Haven Bridge Property Management Landlord

And

Wende Tulk Tenants
Oksana Lukashkova

1000977112 Ontario Inc c/o Haven Bridge Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Wende Tulk and Oksana Lukashkova (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

A hearing was held by videoconference on June 8, 2026.

Only the Landlord's Legal Representative, Shelby Whittick, attended the hearing.

As of 1:40pm, 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 served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The Tenants paid the Landlord all the rent that was in arrears up to June 30, 2026.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

5. The only amount outstanding is the Landlord's cost of filing the application. As a result, the order will be limited to costs only, and not eviction¹.

It is ordered that:

1. The Tenants shall pay to the Landlord \$186.00, for the cost of filing the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before June 26, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 27, 2026, at 4.00% annually on the balance outstanding.

June 15, 2026
Date Issued

Alexandre Traboulsi
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.

¹ Subsection 83(1)(a) of the *Residential Tenancies Act, 2006*.