



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

**Citation:** Shteynberg v Hutchins, 2026 ONLTB 46315

**Date:** 2026-06-11

**File Number:** LTB-L-028408-26

**In the matter of:** basement, 96 Elise terrace  
North York ON M2R2X1

**Between:** Mikhail Mikhail Shteynberg Landlord

**And**

Jahmeka Hutchins Tenants  
Adrian Allen

Mikhail Mikhail Shteynberg (the 'Landlord') applied for an order requiring Jahmeka Hutchins and Adrian Allen (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on June 9, 2026.

Only the Landlord attended the hearing.

As of 10:48 am, 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 said the Tenants read the Landlord's WhatsApp chat about the hearing details on June 8, 2026.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The Tenants did not pay the total rent they were required to pay for the period from March 1, 2026 to June 30, 2026.
4. The lawful rent is \$1,600.00. It is due on the 1st day of each month.
5. The Tenants have paid \$4,800.00 to the Landlord after the application was filed.
6. The rent arrears owing to June 30, 2026 are \$1,600.00.

7. The Landlord is not seeking termination of the tenancy and is making effort to preserve this tenancy. He is not seeking the filing fee. Rather, the Landlord requested a order from the Board for the Tenants to pay the arrears owing to the Landlord.

**It is ordered that:**

1. The Tenants shall pay to the Landlord \$1,600.00. This amount includes rent arrears owing up to June 30, 2026.
2. If the Tenants do not pay the Landlord the full amount owing on or before June 22, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 23, 2026 at 4.00% annually on the balance outstanding.

**June 11, 2026**

**Date Issued**

---

Dana Wren

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.