



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

**Citation:** Lake Promenade Apartments Limited v Torlak, 2022 ONLTB 10378

**Date:** 2022-11-03

**File Number:** LTB-L-048279-22

**In the matter of:** 508, 31 Park Blvd  
Toronto Ontario M8W1G5

**Between:** Lake Promenade Apartments Limited Landlord

**And**

Agron Vucetovic, Semszija Torlak Tenants

Lake Promenade Apartments Limited (the 'Landlord') applied for an order requiring Agron Vucetovic and Semszija Torlak (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on October 25, 2022.

Only the Landlord's Legal Representative, Howard Levenson, attended the hearing.

As of 9:55 a.m., 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 Tenants vacated the rental unit on May 2, 2022. The Tenants were in possession of the rental unit on the date the application was filed.
2. The lawful rent was \$2,028.67. It was due on the 1st day of each month.
3. The Tenants did not give the proper 60 day notice before vacating the rental unit and as a result are responsible for the rent until May 31, 2022.
4. The Tenants did not pay the total rent they were required to pay for the period from April 1, 2022 to May 31, 2022.
5. The last month's rent deposit of \$2,028.67 will be applied to the month of May 2022.
6. The rent arrears outstanding total \$4,057.34.
7. The Tenants have not made any payments since the application was filed.
8. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered that:**

1. The Tenants shall pay to the Landlord **\$2,028.67**, which represents the amount of rent owing up to May 31, 2022, less the last month's rent deposit.
2. The Tenants shall also pay to the Landlord **\$201.00** for the cost of filing the application.
3. If the Tenants do not pay the Landlord the full amount owing on or before November 14, 2022, the Tenants will start to owe interest. This will be simple interest calculated from November 15, 2022 at 4.00% annually on the balance outstanding.

**November 3, 2022**

**Date Issued**

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Michael Di Salle

Member, Landlord and Tenant Board

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William Greenberg

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.