



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

File Number: LTB-L-039878-24

In the matter of: Upper Unit, 44 DUNCANWOODS DR
NORTH YORK ON M9L2C4

Between: Vartan Ohaniss

And

Norbert Horvath
Rebeka Hanko

I hereby certify this is a
true copy of an Order dated
SEP 24, 2024

Landlord and Tenant Board

Landlord

Tenants

Vartan Ohaniss (the 'Landlord') applied for an order to terminate the tenancy and evict Norbert Horvath and Rebeka Hanko (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on September 10, 2024.

Only the Landlord and the Landlord's Representative, Michael Pileci, attended the hearing.

As of 1:32 P.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 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. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on September 1, 2024. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent is \$2,900.00. It was due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to September 1, 2024, are \$14,595.34.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-039852-24

In the matter of: Lower Unit, 44 Duncanwoods Drive
North York ON M9L2C4

Between: Vartan Ohaniss

And

Miklos Horvath
Katalin Laszlo

I hereby certify this is a
true copy of an Order dated
SEP 23, 2024
[Signature]
Landlord and Tenant Board

Landlord

Tenants

Vartan Ohaniss (the 'Landlord') applied for an order to terminate the tenancy and evict Miklos Horvath and Katalin Laszlo (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on September 10, 2024.

Only the Landlord, Vartan Ohaniss, and the Landlord's Representative, Michael Pileci, 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 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. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on September 1, 2024. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent is \$2,900.00. It was due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to September 1, 2024, are \$14,595.34.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.