



Order under Section 69 Residential Tenancies Act, 2006

Citation: Zaporojets v Gruszecki, 2025 ONLTB 2734

Date: 2025-02-28

File Number: LTB-L-097306-23-EX-RO

In the matter of: 1127 Wharram Way
Lefroy ON L0L1W0

Between: Victor Zaporojets
Lioudmila Polichtchouk
Valentine Ruzze

And

Troy Gruszecki
Paula Gruszecki

I hereby certify this is a
true copy of an Order dated
FEB 28, 2025
Landlord and Tenant Board

Landlord

Tenant

Victor Zaporojets, Lioudmila Polichtchouk and Valentine Ruzze (the 'Landlord') applied for an order to terminate the tenancy and evict Troy Gruszecki and Paula Gruszecki (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was resolved with ex parte order LTB-097306-23-EX issued on January 19, 2024, based on a written payment agreement filed by the Landlord and Tenant on January 9, 2024.

On February 20, 2024 the Landlord requested the payment agreement be re-opened.

The request to re-open application LTB-L-097306-23 was heard by videoconference on July 2, 2024.

The Landlord and the Tenant attended the hearing.

Determinations:

1. On January 9, 2024 the Landlord and Tenant signed a Payment Agreement, with the first payment of \$300.00 to be made on February 15, 2024.
2. On February 20, 2024, the Landlord filed a request to re-open the application, stating that the Tenant had not made the first payment.
3. The Tenant did not dispute that no payments had been made towards the payment agreement. The Landlord's request to re-open the application is granted.
4. There's no dispute the tenancy terminated on January 31, 2024, therefore the issue of eviction is moot.
5. The Tenant does not dispute that the rent arrears owing to January 31, 2024, are \$15,470.22.

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The last month's rent deposit was applied to the January 2024 rent.
8. The L1 application for eviction and arrears has been converted to an L9 application for arrears only.
9. The Landlord requested the Board consider unpaid utility costs which are not properly before me and were not considered.

It is ordered that:

1. The Tenant shall pay to the Landlord \$15,656.22 representing the arrears owing to January 31, 2024 and the cost of the application fee.
2. If the Tenant does not pay the Landlord the full amount owing on or before March 11, 2025, the Tenant will start to owe interest. This will be simple interest calculated from March 12, 2025 at 5.00% annually on the balance outstanding.

February 28, 2025
Date Issued



Lucas Gindin
Member, Landlord and Tenant Board

15 Grosvenor St, 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.