



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

File Number: LTB-L-096026-24

In the matter of: 33 RUFFLE LANE
RICHMOND HILL ON L4E0W3

Between: Anatoliy Krakovich
Hanna Krakovich

And

Florilda Malaluan
Nikka Jeryl Malaluan

I hereby certify this is a
true copy of an Order dated
APRIL 16, 2025

Landlord and Tenant Board

Landlords

Tenants

ANATOLIY KRAKOVICH and HANNA KRAKOVICH (the 'Landlords') applied for an order to terminate the tenancy and evict FLORILDA MALALUAN and NIKKA JERYL MALALUAN (the 'Tenants')

Landlords' L1 Application:

- because the Tenant did not pay the rent that the Tenants owe.

Landlords' L2 Application:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has willfully or negligently caused damage to the premises.

This application was heard by videoconference on April 8, 2025. Only the Landlords, represented by Evgeny Aptekar and Hanna Krakovich, attended the hearing.

As of 11:25 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 Landlords' evidence.

Determinations:

Landlords' L1 Application

1. The Landlords 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 November 22, 2024. Rent arrears are calculated up to the date the Tenant vacated the unit.
4. The lawful rent is \$2,733.67. 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 November 22, 2024, are \$4,710.81.
7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$2,667.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$104.31 is owing to the Tenants for the period from May 1, 2023 to November 22, 2024.

Landlord's L2 Application

10. At the hearing, the Landlords requested to withdraw the Landlord's L2 Application.
11. As there is no prejudice to the Tenants, I consented to the withdrawal.
12. The Landlords' L2 application is dismissed as withdrawn.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated as of November 22, 2024, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlords \$2,125.50. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlords owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before April 27, 2025, the Tenants will start to owe interest. This will be simple interest calculated from April 28, 2025 at 5.00% annually on the balance outstanding.

April 16, 2025
Date Issued



Jane Dean
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.

**Schedule 1
SUMMARY OF CALCULATIONS**

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$4,710.81
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$2,667.00
Less the amount of the interest on the last month's rent deposit	- \$104.31
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlord	\$2,125.50