



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

**File Number:** LTB-L-081062-25

**In the matter of:** 11 BRULE LAKEWAY  
JACKSONS POINT ON L0E1L0

**Between:** Weidong Zhao Landlords  
Qunyin Wang

**And**

Mikhail Vorobiev Tenant

Weidong Zhao and Qunyin Wang (the 'Landlords') applied for an order to terminate the tenancy and evict Mikhail Vorobiev (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 8, 2025.

Only the Landlord's Legal Representative, Siqi Yao and the Landlord, Weidong Zhao attended the hearing.

As of 2:43 p.m., the Tenant was 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.

**Preliminary Issue:**

*Amending the application*

1. At the hearing the Landlord's representative confirmed that Jamie Lee Pettigrew had vacated the rental unit and requested to remove her as a respondent/Tenant to the application. Jamie Lee Pettigrew was in attendance at the hearing and confirmed that she vacated the rental unit. As such, Jamie Lee Pettigrew is removed from the application as a named Tenant.

**Determinations:**

2. The Landlords served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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.

3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$3,150.00. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$103.56. This amount is calculated as follows: \$3,150.00 x 12, divided by 365 days.
6. The Tenant has paid \$17,800.00 to the Landlords since the application was filed.
7. The rent arrears owing to December 31, 2025 are \$7,150.00.
8. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlords collected a rent deposit of \$3,000.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
10. Interest on the rent deposit, in the amount of \$266.55 is owing to the Tenant for the period from November 12, 2021 to December 8, 2025.
11. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlords attempted to negotiate a repayment agreement with the Tenant and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

**It is ordered that:**

1. The tenancy between the Landlords and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlords or to the LTB in trust:**
  - \$10,486.00 if the payment is made on or before January 16, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after January 16, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before January 16, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlords \$1,747.93. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlords owes on the rent deposit are

deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.

6. The Tenant shall also pay the Landlords compensation of \$103.56 per day for the use of the unit starting December 9, 2025 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlords the full amount owing on or before January 16, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 17, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before January 16, 2026, then starting January 17, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after January 17, 2026.

**January 5, 2026**  
**Date Issued**

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Christina Philp  
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on July 17, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

**A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before January 16, 2026**

|                                                                                         |                    |
|-----------------------------------------------------------------------------------------|--------------------|
| Rent Owing To January 31, 2026                                                          | \$28,100.00        |
| Application Filing Fee                                                                  | \$186.00           |
| <b>Less</b> the amount the Tenant paid to the Landlords since the application was filed | - \$17,800.00      |
| <b>Total the Tenant must pay to continue the tenancy</b>                                | <b>\$10,486.00</b> |

**B. Amount the Tenant must pay if the tenancy is terminated**

|                                                                                                                     |                       |
|---------------------------------------------------------------------------------------------------------------------|-----------------------|
| Rent Owing To Hearing Date                                                                                          | \$22,628.48           |
| Application Filing Fee                                                                                              | \$186.00              |
| <b>Less</b> the amount the Tenant paid to the Landlords since the application was filed                             | - \$17,800.00         |
| <b>Less</b> the amount of the last month's rent deposit                                                             | - \$3,000.00          |
| <b>Less</b> the amount of the interest on the last month's rent deposit                                             | - \$266.55            |
| <b>Total amount owing to the Landlords</b>                                                                          | <b>\$1,747.93</b>     |
| Plus daily compensation owing for each day of occupation starting December 9, 2025                                  | \$103.56<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                       |