



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: Hwang v Nagy, 2026 ONLTB 1783

Date: 2026-01-09

File Number: LTB-L-073490-25-RV

In the matter of: 1, 973 DUKE STREET
CAMBRIDGE ON N3H3V1

Between: Chi Hoon Hwang Landlord

And

Cory Nagy Tenants
Tera Chambers

Review Order

Chi Hoon Hwang (the 'Landlord') applied for an order to terminate the tenancy and evict Cory Nagy and Tera Chambers (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-073490-25 issued on December 5, 2025. Only the Landlord and the Landlord's agent attended the original hearing on November 6, 2025.

On December 12, 2025, the Tenants requested a review of the order and that the order be stayed until the request to review the order is resolved.

On December 12, 2025, interim order LTB-L-073490-25-RV-IN was issued, staying the order issued on December 5, 2025.

This review was heard by videoconference on December 18, 2025.

The Landlord, the Landlord's support person, Astra Allen, the Landlord's witness, Joseph Romeo, and one of the Tenants, Cory Nagy, attended the hearing.

Determinations:

1. The Tenant, Cory Nagy ('CN'), stated that the second named Tenant vacated the unit in March 2025. There is no evidence before me that the Landlord was aware that the second named Tenant had vacated the unit and CN admitted that there was no agreement with the Landlord to remove the second named Tenant from the tenancy agreement. As such, I was satisfied that the second named Tenant is a party to the application.
2. At the hearing, the Landlord consented to the Tenants' request to review order LTB-L-073490-25 issued on December 5, 2025. As such, the Tenants' request to review order LTB-L-073490-25 issued on December 5, 2025 will be granted.

3. The parties further agreed to cancel order LTB-L-073490-25 issued on December 5, 2025 and replace it with the consent order below. Although the parties consented to a delayed standard order to January 15, 2026, given the date this order is issued, the default eviction date must be January 20, 2026.

It is ordered on consent that:

1. The request to review order LTB-L-073490-25 issued on December 5, 2025 is granted. The order is cancelled and replaced with the following.
2. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
3. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$28,996.00 if the payment is made on or before January 20, 2026. See Schedule 1 for the calculation of the amount owing.
4. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after January 20, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
5. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before January 20, 2026.**
6. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$24,300.47. 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 Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
7. The Tenants shall also pay the Landlord compensation of \$62.47 per day for the use of the unit starting December 19, 2025 until the date the Tenants move out of the unit.
8. If the Tenants do not pay the Landlord the full amount owing on or before January 20, 2026, the Tenants will start to owe interest. This will be simple interest calculated from January 21, 2026 at 4.00% annually on the balance outstanding.
9. If the unit is not vacated on or before January 20, 2026, then starting January 21, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after January 21, 2026.

January 9, 2026

Date Issued

Karen Gonçalves

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 21, 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 Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before January 20, 2026

Rent Owing To January 31, 2026	\$28,810.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$28,996.00

B. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$26,134.46
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,900.00
Less the amount of the interest on the last month's rent deposit	- \$119.99
Total amount owing to the Landlord	\$24,300.47
Plus daily compensation owing for each day of occupation starting December 19, 2025	\$62.47 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	