



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-086817-25-SA

In the matter of: 1377 MCMAHON AVE
GLOUCESTER ON K1T1C2

Between: Tao Jiang Landlord

And

Janek Koza Tenant
Alice Bowman

Tao Jiang (the 'Landlord') applied for an order to terminate the tenancy and evict Janek Koza and Alice Bowman (the 'Tenant').

The Landlord's application was resolved by order LTB-L-086817-25, issued on October 16, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-086817-25.

The motion was heard by videoconference on October 16, 2025.

The Landlord and the Tenant attended the hearing. The Landlord was represented at the hearing by Denis Sabourin.

At the hearing the parties consented to the following order:

It is ordered on consent that:

1. The motion to set aside order LTB-L-086817-25, issued on October 16, 2025, is granted.
2. Order LTB-L-086817-25, issued on October 16, 2025, is set aside and cannot be enforced.
3. The lawful rent is \$2,870. It is due on the 26th day of each month.
4. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
5. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**

\$9,323.00 if the payment is made on or before December 25, 2025.

6. 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 December 25, 2025, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
7. **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 December 25, 2025**
8. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$3,120.52. This amount includes rent arrears owing up to the date of the hearing. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
9. The Tenant shall also pay the Landlord compensation of \$94.36 per day for the use of the unit starting November 21, 2025 until the date the Tenant moves out of the unit.
10. If the Tenant does not pay the Landlord the full amount owing on or before December 25, 2025, 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.
11. If the unit is not vacated on or before December 25, 2025, then starting December 26, 2025, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
12. 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 December 25, 2025.

January 5, 2026
Date Issued

Bryan Delorenzi
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.

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 December 25, 2025

Rent Owing To December 25, 2025	\$9,323.00
Total the Tenant must pay to continue the tenancy	\$9,323.00

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

Rent Owing To Hearing Date	\$6,036.36
Less the amount of the last month's rent deposit	- \$2,800.00
Less interest owing on the rent deposit	-\$115.84
Total amount owing to the Landlord	\$3,120.52
Plus daily compensation owing for each day of occupation starting November 21, 2025	\$94.36 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	