



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-083543-25

In the matter of: 27 WILCLIFF COURT
MARKHAM ON L6E2E5

Between: Yue Kuan Li Landlord

And

Olaf Kroll Tenant
Carolyn Jacobs Kroll
Ernie Angela Jacobs

Yue Kuan Li (the 'Landlord') applied for an order to terminate the tenancy and evict Olaf Kroll, Carolyn Jacobs Kroll and Ernie Angela Jacobs (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 18, 2025. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer, Sumathi Dhanapal. As a result of this order, the hearing has been cancelled.

The Landlord's Representative, Jie Situ, Landlord's Agent, Elva Cao, and the Tenant, Olaf Kroll and Carolyn Jacobs Kroll, attended. Olaf Kroll and Carolyn Jacobs Kroll had authorization to consent on behalf of all Tenants.

I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$3,177.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$104.45. This amount is calculated as follows: \$3,177.00 x 12, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to December 31, 2025, are \$34,947.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. There is no last month's rent deposit.

8. The Tenant will pay January' 2026, rent on or before January 20, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlord 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 Landlord:**
 - \$35,133.00 if the payment is made on or before December 31, 2025. See Schedule 1 for the calculation of the amount owing.

OR

- \$38,310.00 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.
3. **The Tenant must move out of the rental unit on or before January 31, 2026.**
 4. The Tenant shall pay to the Landlord \$35,133.00. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application.
 5. The Tenant shall pay the arrears in accordance with the following schedule:
 - A. \$5,000.00 on or before December 22, 2025;
 - B. \$1,225.00 on or before the 15th day of each month for a period of 24 months, commencing January 15, 2026, to December 15, 2028; and
 - C. \$733.00 on or before January 15, 2029, to satisfy the arrears.
 6. If the Tenant does not pay the Landlord the full amount owing in accordance with the Order, the Tenant will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.
 7. If the unit is not vacated on or before January 31, 2026, then starting February 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 8. 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 February 1, 2026.

January 6, 2026
Date Issued

Sumathi Dhanapal
Hearings Officer, 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 August 1, 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.