



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

File Number: LTB-L-099280-25

In the matter of: 376 LAKESHORE RD W
OAKVILLE ON L6K1G1

Between: Hong Ye
Wei Yu
Landlords

and

Nikki Ide
Robert Burgess
Tenants

Hong Ye and Wei Yu (the 'Landlords') applied for an order to terminate the tenancy and evict Nikki Ide and Robert Burgess (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing scheduled on January 7, 2026 by videoconference.

Landlord Wei Yu, the Landlords' Representative Xiangyu Luo, and the Tenants engaged in private settlement discussions. Parties reached an agreement. At the meeting with Dispute Resolution Officer (DRO) Denise Hannivan, the parties then engaged in mediation.

The Tenants did not receive legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent is \$8,500.00. It is due on the 1st day of each month.
- 2) Based on the Monthly rent, the daily rent/compensation is \$279.45. This amount is calculated as follows: \$8,500.00 x 12 months, divided by 365 days.
- 3) The Tenants have paid \$3,000.00 to the Landlords since the application was filed.
- 4) The rent arrears owing to January 31, 2026 are \$39,500.00.

- 5) The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. However, the Landlords are waiving collection of this cost.
- 6) The Landlords collected a rent deposit of \$8,500.00 from the Tenants 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.
- 7) Interest on the rent deposit, in the amount of \$347.48 is owing to the Tenants for the period from April 7, 2024 to January 7, 2026.
- 8) The Landlords collected a \$300.00 key deposit from the Tenants and this deposit is still being held by the Landlords.

It is ordered on consent of the parties that:

1. The tenancy between the Landlords and the Tenants is terminated in non-voidable manner. **The Tenants must move out of the rental unit on or before January 30, 2026.**
2. The Tenants shall pay to the Landlords \$23,808.67. This amount includes rent arrears owing up to the date of the hearing. The payments made by the Tenants, the last month rent and key deposits, and the interest the Landlords owe on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. The Tenants shall pay to the Landlords the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 30, 2026	\$2,000.00
March 1, 2026	\$1,500.00
April 1, 2026	\$1,500.00
May 1, 2026	\$1,500.00
June 1, 2026	\$1,500.00
July 1, 2026	\$1,500.00
August 1, 2026	\$1,500.00
September 1, 2026	\$1,500.00
October 1, 2026	\$1,500.00
November 1, 2026	\$1,500.00
December 1, 2026	\$8,308.67

4. The Tenants shall also pay the Landlords compensation of \$279.45 per day for the use of the unit starting January 8, 2026 until the date the Tenants move out of the unit. **The total amount of daily rent owed to the Landlords shall be paid by the Tenants to the Landlords on or before December 1, 2026.**
5. Should the Tenants fail to make *any one of the payments as listed in this order*, in full and on time while any arrears are outstanding, the entire remaining outstanding balance shall become due and payable starting the day after the first payment was missed. The Tenants will start to owe simple interest calculated at 4.00% annually on the balance outstanding,

also starting the day after the first payment was missed. The Landlords have the right to collect the balance outstanding under this Order on Consent.

6. If the unit is not vacated on or before January 30, 2026, then starting January 31, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 31, 2026.
8. This order is in full and final settlement of this application.

January 9, 2026
Date Issued

Denise Hannivan
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 July 31, 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 as the tenancy is terminated

Rent Owing to Hearing Date	\$32,956.15
Less the amount of the last month's rent deposit	- \$8,500.00
Less the amount of the interest on the last month's rent deposit	- \$347.48
Less the amount of the key deposit	- \$300.00
Total amount owing to the Landlords	\$23,808.67
Plus daily compensation owing for each day of occupation starting January 8, 2026	\$279.45 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	