



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

File Number: LTB-L-067331-25-RV

In the matter of: ROOM A, 12 HOBART DRIVE
TORONTO ON M2J3J5

Between: XIUQIN CHEN Landlord

And

KUMARASAMY GANESKUMAR aka Tenant
GANESHKUMAR KUMARASAMY

Review Order

XIUQIN CHEN (the 'Landlord') applied for an order to terminate the tenancy and evict GANESHKUMAR KUMARASAMY (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was resolved by order LTB-L-067331-25 issued on December 1, 2025.

On December 30, 2025, the Landlord requested a review of the order.

The review was heard by videoconference on January 12, 2026.

The Landlord's representative Barrington Lue Sang and the Tenant attended the hearing.

At the hearing, the parties requested that the following order be issued on consent.

On consent, it is ordered that:

1. The review is granted. Order LTB-L-067331-25, issued on December 1, 2025, is cancelled and replaced by this order
2. The tenancy is terminated effective January 18, 2026. The Tenant shall vacate the unit on or before that date.
3. If the unit is not vacated on or before January 18, 2026, then starting January 19, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 19, 2026.

5. Upon delivery of vacant possession of the unit on January 18, 2026, the Landlord shall pay the Tenant \$3,000.00.
6. If the Tenant does not vacate the unit on or before January 18, 2026, then paragraph 5 of this order will not apply, but the other terms of the order will remain in effect.
7. Any of the Tenant's property remaining in the unit after he vacates on January 18, 2026 shall be deemed to have been abandoned, and the Landlord may dispose of it.
8. This order resolves all issues between the parties to January 12, 2026.

January 19, 2026
Date Issued

Dale Whitmore
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.