



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-003239-26

In the matter of: 602, 517 Richmond St
London ON N6A0E3

Between: Old Oak Properties Inc Landlord

And

Borui Zhang Tenant

Old Oak Properties Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Borui Zhang (the 'Tenant') and for an order to have the Tenant pay compensation because the Tenant has been persistently late in paying their rent as determined in the order issued by the LTB on November 7, 2025, with respect to application LTB-L-078900-25.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. I find that the Tenant has not met the following condition specified in the order:

The Tenant failed to pay to the Landlord the lawful rent of \$2,183.25 by January 1, 2026.
3. This order replaces order LTB-L-078900-25.
4. The Landlord collected a rent deposit of \$2,183.25 from the Tenant and this deposit is still being held by the Landlord.
5. Interest on the rent deposit is owing to the Tenant for the period from January 1, 2026, to January 19, 2026.
6. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
7. The Landlord is entitled to daily compensation from the day after this order is issued to the date the Tenant moves out of the unit at a daily rate of \$71.78. This amount is calculated as follows: \$2,183.25 x 12, divided by 365 days.

8. The application filing fee of \$186.00 was ordered to be paid by the Tenant by November 19, 2025 and is not included as part of the section 78 clause. Therefore, the prior order is not cancelled and the Landlord may pursue collection for any amounts owing towards the filing under that order.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 30, 2026.
2. If the unit is not vacated on or before January 30, 2026, then starting January 31, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 31, 2026.
4. As of the date of this order, the amount of the rent deposit and interest the Landlord owes on the rent deposit is \$2,185.64.
5. However, the Landlord is authorized to deduct the following from the amount the Landlord owes the Tenant: \$71.78 per day for compensation for the use of the unit starting January 20, 2026, to the date the Tenant moves out of the unit.
6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

January 19, 2026
Date Issued

Kimberly Parish
Vice Chair, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

The Tenant has until January 29, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the Tenant files the motion by January 29, 2026, the order will be stayed and the LTB will schedule a hearing.

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.

* Refer to the attached Summary of Calculations.

Summary of Calculation

Amount the Tenant must pay the Landlord:

Reason for amount owing	Period	Amount
Less the rent deposit:		-\$2,183.25
Less the interest owing on the rent deposit	January 1, 2026 to January 19, 2026	-\$2.39
Plus daily compensation owing for each day of occupation starting January 20, 2026		\$71.78 (per day)
Total the Tenant must pay the Landlord:		- \$2,185.64 + \$71.78 per day starting January 20, 2026