



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

File Number: LTB-L-089865-25

In the matter of: 1107#, 88 SCOTT ST
TORONTO ON M5E0A9

Between: Oi Ling Wong Landlord

And

Chandler J. Coish Tenant

Oi Ling Wong (the 'Landlord') applied for an order to terminate the tenancy and evict Chandler J. Coish (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on January 13, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Julie Jing Zhu, and the Tenant were present. The Tenant did not meet with Tenant Duty Counsel prior to the mediation.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The tenancy shall terminate in a final way and without voiding provisions as of February 28, 2026.
2. The Landlord collected a rent deposit of \$2,626.50 from the Tenant. In accordance with subsection 106(10) of the *Residential Tenancies Act, 2006* (the RTA), the last month's rent deposit shall be applied to the rent for the last month of tenancy, which in this case is the month of February 2026.
3. There is no interest owing to the Tenant on the rent deposit.
4. The rent arrears owing to January 31, 2026 are \$5,253.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The total amount the Tenant owes the Landlord is \$5,439.00 (\$5,253.00 + \$186.00).
7. The Tenant shall pay to the Landlord the full amount owing as follows: \$2,812.50 on or before January 13, 2026, \$1,626.50 on or before January 16, 2026, and \$1,000.00 on or before January 31, 2026, failing which the Landlord may apply to the Landlord and Tenant Board (LTB) pursuant to section 78 of the RTA for an order to terminate the tenancy and evict the Tenant earlier than February 28, 2026 and the Tenant will start to owe interest on the balance owing.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 28, 2026. The Tenant must move out of the rental unit on or before February 28, 2026.
2. The Tenant shall pay to the Landlord \$5,439.00. This amount includes rent arrears owing up to January 31, 2026 and the cost of filing the application.
3. The Tenant shall pay the Landlord the full amount owing in paragraph 2 above as follows:
 - a) \$2,812.50 on or before January 13, 2026;
 - b) \$1,626.50 on or before January 16, 2026; and
 - c) \$1,000.00 on or before January 31, 2026.
4. Should the Tenant fail to make any of the payments in paragraph 3 above, the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant earlier than February 28, 2026.
5. Furthermore, if the Tenant fails to make any of the payments in paragraph 3 above, the full balance owing becomes due and payable immediately and the Tenant will start to owe interest. This will be simple interest calculated from the date of the missed payment at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord 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 Landlord on or after March 1, 2026.

January 21, 2026

Date Issued

Nancy Fahlgren

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 September 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.