



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-105564-25

In the matter of: 288 COOK RD
NORTH YORK ON M3J0C6

Between: Cloud (also known as Hanying) Wang Landlord

And

Yewande (also known as Yewande Quadri Tenant
Wendy) Olasimb Quadri

Cloud (also known as Hanying) Wang (the 'Landlord') applied for an order to terminate the tenancy and evict Yewande (also known as Yewande Quadri Wendy) Olasimb Quadri (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was heard by videoconference on January 15, 2026. The Landlord's Representative Jie Situ, the Landlord Cloud Hanying Wang and the Tenant Yewande Olasimb Quadri attended the hearing. The Tenant didn't speak with Tenant Duty Counsel.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agree to Terminate the Tenancy on April 30, 2026.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$650.00. It is due on the first day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$21.37. This amount is calculated as follows: \$650.00 x 12, divided by 365 days.

5. The Landlord agrees to waive the application filing fee.
6. The Tenant waives any interest on the Last Month rent deposit.
7. The Landlord collected a rent deposit of \$500.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. The Landlord agrees to waive January, February and March 2026 rent. The landlord agrees to waive \$150.00 for April 2026 rent.

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 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 May 1, 2026.
4. The Landlord waives January, February and March 2026 rent. The Landlord will waive \$150.00 for April 2026 Rent.
5. The Tenant shall also pay the Landlord compensation of \$21.37 per day for the use of the unit starting May 1, 2026 until the date the Tenant moves out of the unit.

January 20, 2026
Date Issued

Monique Browne
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 of the Tenant expires on October 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.