



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

File Number: LTB-L-090258-25

In the matter of: 126 CRANE ST
AURORA ON L4G 0W2

Between: Linlin Zhu Landlord

And

Chioma Deborah Onuegbu Tenant

Linlin Zhu (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Chioma Deborah Onuegbu (the 'Tenant') based on a form N4 notice of termination because the Tenant did not pay the rent that the Tenant owes.

A hearing took place at the Landlord and Tenant Board on January 14, 2026 via video teleconference on VC line 115. The Landlord's Legal Representative Julie Jing Zhu attended. The Tenant attended and was self-represented.

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 consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The tenancy is terminated as of February 28, 2026. The Tenant shall vacate the unit on or before that date.

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. 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.

The Tenant shall pay the Landlord \$115.07 per day in compensation for the use of the unit from March 1, 2026 to the date the Tenant vacates the unit.

2. The last month's rent deposit is applied to the period of February 2026.

3. The Tenant owes to the Landlord the total sum of arrears of \$31,186.00 which includes the application filing fee of \$186.00 and represents the total arrears owing up to and including January 31, 2026 as of today's date of January 14, 2026.
4. On March 1, 2026 the full sum of arrears of \$31,186.00 noted in paragraph 3 shall become immediately due and payable and simple interest will begin to accrue on any balances owing pursuant to the Courts of Justice Act.
5. The Tenant agrees to waive the interest owing on the last month's rent deposit in exchange for the Landlord agreeing to waive the requirement to top up the last month's rent deposit such that one offsets the other.

January 22, 2026
Date Issued

Chris Jackson
Hearing 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 2, 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.